

REVISION RECORD FOR THE STATE OF CALIFORNIA

SUPPLEMENT

July 1, 2021

2019 Title 24, Part 10, California Existing Building Code

General Information:

1. The date of this supplement is for identification purposes only. See the History Note Appendix on the backside or accompanying page.
2. This supplement is issued by the California Building Standards Commission in order to provide new and/or replacement pages containing recently adopted provisions for California Code of Regulations, Title 24, Part 10, the 2019 *California Existing Building Code*. 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. The new building standards provided with the enclosed blue supplement pages must not be enforced before the effective date.
4. Not all code text on the enclosed blue supplement pages is a new building standard. New, amended, or repealed building standards are identified by margin symbols. An explanation of margin symbols is provided in the code before the table of contents.
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 You may wish to retain the superseded material with this revision record so that the prior wording of any section can be easily ascertained.

Title 24, Part 10

Remove Existing Pages

iii and iv
xiii and xiv
1 and 2
5 through 14
27 and 28
33 through 62
67 through 78
79 and 80
91 and 92
371 and 372

Insert Blue-Colored Pages

iii and iv
xiii and xiv
1 and 2
5 through 14
27 and 28
33 through 62
67 through 74
79 and 80
91 and 92
371 and 372

PREFACE

This document is Part 10 of thirteen parts of the official triennial compilation and publication of the adoptions, amendments and repeal of administrative regulations to *California Code of Regulations, Title 24*, also referred to as the *California Building Standards Code*. This part is known as the *California Existing Building Code*.

The *California Building Standards Code* is published in its entirety every three years by order of the California legislature, with supplements published in intervening years. The California legislature delegated authority to various state agencies, boards, commissions and departments to create building regulations to implement the State's statutes. These building regulations, or standards, have the same force of law, and take effect 180 days after their publication unless otherwise stipulated. The *California Building Standards Code* applies to occupancies in the State of California as annotated.

A city, county, or city and county may establish more restrictive building standards reasonably necessary because of local climatic, geological or topographical conditions. Findings of the local condition(s) and the adopted local building standard(s) must generally be filed with the California Building Standards Commission (or other filing if indicated) to become effective, and may not be effective sooner than the effective date of this edition of the *California Building Standards Code*. Local building standards that were adopted and applicable to previous editions of the *California Building Standards Code* do not apply to this edition without appropriate adoption and the required filing.

Should you find publication (e.g., typographical) errors or inconsistencies in this code or wish to offer comments toward improving its format, please address your comments to:

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833–2936
Phone: (916) 263–0916
Email: cbsc@dgs.ca.gov
Web page: www.dgs.ca.gov/bsc

ACKNOWLEDGEMENTS

The 2019 *California Building Standards Code* (Code) was developed through the outstanding collaborative efforts of the Department of Housing and Community Development, Division of State Architect, Office of the State Fire Marshal, Office of Statewide Health Planning and Development, California Energy Commission, California Department of Public Health, California State Lands Commission, Board of State and Community Corrections, and the California Building Standards Commission (Commission).

This collaborative effort included the assistance of the Commission's Code Advisory Committees and many other volunteers who worked tirelessly to assist the Commission in the production of this Code.

Governor Edmund G. Brown Jr.

Members of the California Building Standards Commission

Secretary Marybel Batjer – Chair

Steven Winkel – Vice-Chair

James Barthman

Larry Booth

Erick Mikiten

Elley Klausbruckner

Rajesh Patel

Juvilyn Alegre

Peter Santillan

Kent Sasaki

Mia Marvelli – Executive Director

Michael L. Nearman – Deputy Executive Director

For questions on California state agency amendments, please refer to the contact list on page iv.

CALIFORNIA CODE OF REGULATIONS, TITLE 24

California Agency Information Contact List

The following state agencies may propose building standards for publication in Title 24. Request notice of such activity with each agency of interest. See Sections 1.2 through 1.14 of the California Building Code (Part 2 of Title 24) for more detailed information on the regulatory jurisdiction of each state agency.

Board of State and Community Corrections

www.bscc.ca.gov (916) 445-5073

Local Adult and Juvenile
Detention Facility Standards

California Building Standards Commission

www.dgs.ca.gov/bsc (916) 263-0916

State Buildings including UC and
CSU Buildings, Parking Lot and Walkway Lighting,
Green Building Standards for Non-residential Buildings

California Energy Commission

www.energy.ca.gov **Energy Hotline** (800) 772-3300

Building Efficiency Standards
Appliance Efficiency Standards
Compliance Manual/Forms

California State Lands Commission

www.slc.ca.gov (562) 499-6312

Marine Oil Terminal Standards

California State Library

www.library.ca.gov (916) 323-9843

Department of Consumer Affairs:

Acupuncture Board

www.acupuncture.ca.gov (916) 515-5200

Office Standards

Board of Pharmacy

www.pharmacy.ca.gov (916) 518-3100

Pharmacy Standards

Bureau of Barbering and Cosmetology

www.barbercosmo.ca.gov (800) 952-5210

Barber and Beauty Shop,
and College Standards

Bureau of Household Goods and Services

www.bhgs.dca.ca.gov (916) 999-2041

Insulation Testing Standards

Structural Pest Control Board

www.pestboard.ca.gov (800) 737-8188

Structural Standards

Veterinary Medical Board

www.vmb.ca.gov (916) 515-5220

Veterinary Hospital Standards

Department of Food and Agriculture

www.cdffa.ca.gov

Meat & Poultry Packing Plant Standards

Rendering & Collection Center Standards (916) 900-5004

Dairy Standards (916) 900-5008

Department of Housing and Community Development

www.hcd.ca.gov (800) 952-8356

Residential—Hotels, Motels, Apartments,
Single-Family Dwellings; and
Permanent Structures in Mobilehome &
Special Occupancy Parks

(916) 445-3338

Factory-Built Housing, Manufactured Housing &
Commercial Modular

Mobilehome—Permits & Inspections

Northern Region—(916) 255-2501

Southern Region—(951) 782-4420

(800) 952-8356

Employee Housing Standards

Department of Public Health

www.dph.ca.gov (916) 449-5661

Organized Camps Standards
Public Swimming Pools Standards

Division of the State Architect

www.dgs.ca.gov/dsa (916) 445-8100

Access Compliance

Fire and Life Safety

Structural Safety

Public Schools Standards

Essential Services Building Standards

Community College Standards

State Historical Building Safety Board

Historical Rehabilitation, Preservation,

Restoration or Relocation Standards

Office of Statewide Health Planning and Development

www.oshpd.ca.gov (916) 440-8300

Hospital Standards

Skilled Nursing Facility Standards &

Clinic Standards

Office of the State Fire Marshal

osfm.fire.ca.gov (916) 568-3800

Code Development and Analysis

Fire Safety Standards

TABLE OF CONTENTS

CHAPTER 1 SCOPE AND ADMINISTRATION 3

DIVISION I – CALIFORNIA ADMINISTRATION

Section

1.1	General	3
1.2	Building Standards Commission	6
1.3	Board of State and Community Corrections	7
1.4	Department of Consumer Affairs	7
1.5	California Energy Commission	7
1.6	Department of Food and Agriculture	7
1.7	California Department of Public Health	7
1.8	Department of Housing and Community Development	7
1.8.2	Authority and Abbreviations	7
1.8.3	Local Enforcing Agency	8
1.8.4	Permits, Fees, Applications and Inspections	9
1.8.5	Right of Entry for Enforcement	10
1.8.6	Local Modification by Ordinance or Regulation	10
1.8.7	Alternate Materials, Designs, Tests and Methods of Construction	10
1.8.8	Appeals Board	11
1.8.9	Unsafe Buildings or Structures	11
1.8.10	Other Building Regulations	12
1.9	Division of the State Architect	12
1.10	Office of Statewide Health Planning and Development	14
1.11	Office of the State Fire Marshal	15
1.12	State Librarian	19
1.13	Department of Water Resources	19
1.14	California State Lands Commission	19

DIVISION II – SCOPE AND ADMINISTRATION

Section

101	General	21
102	Applicability	22
103	Department of Building Safety	22
104	Duties and Powers of Code Official	22
105	Permits	24
106	Construction Documents	25
107	Temporary Structures and Uses	27
108	Fees	27
109	Inspections	27

110	Certificate of Occupancy	28
111	Service Utilities	29
112	Board of Appeals	29
113	Violations	29
114	Stop Work Order	30
115	Unsafe Buildings and Equipment	30
116	Emergency Measures	30
117	Demolition	31

CHAPTER 2 DEFINITIONS 35

Section

201	General	35
202	General Definitions	35

CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS 41

Section

301	Administration	41
302	General Provisions	42
303	Structural Design Loads and Evaluation and Design Procedures	43
304	In-Situ Load Tests	44
305	Accessibility for Existing Buildings	44
306	<i>Reserved</i>	46
307	<i>[OSHPD 1R, 2, and 5] Services/Systems and Utilities</i>	46
308	<i>[OSHPD 1R, 2 and 5] Means of Egress</i>	46
309	<i>[OSHPD 1R] Hospital SPC and Freestanding Buildings Removed from General Acute Care Service Remaining under the Jurisdiction of OSHPD</i>	46
310–312	<i>Reserved</i>	47
313	Existing Group R-1 and Group R-2 Occupancies	47
314	Existing High-Rise Buildings	50
315	Existing Group I Occupancies	52
316	Existing Group L Occupancies	53
317	Earthquake Evaluation and Design for Retrofit of Existing Buildings	53
318	Definitions	56
319	Seismic Criteria Selection for Existing Buildings	57

TABLE OF CONTENTS

320	Method A	60
321	Method B	60
322	Peer Review Requirements	61
323	Additional Requirements for Public Schools and Community Colleges	62

CHAPTER 3A [OSHPD 1] PROVISIONS FOR ALL COMPLIANCE METHODS..... 65

Section

301A	Administration	65
302A	General Provisions	65
303A	Structural Design Loads and Evaluation and Design Procedures	66
304A	In-Situ Load Tests	70
305A	Accessibility for Existing Buildings	70
306A	Earthquake Monitoring Instruments for Existing Buildings	70
307A	Compliance Alternatives for Services/Systems and Utilities	70
308A	Compliance Alternatives for Means of Egress	71
309A	Removal of Hospital SPC and Freestanding Buildings from General Acute Care Service	72

CHAPTER 4 REPAIRS..... 81

Section

401	General	81
402	Building Elements and Materials	81
403	Fire Protection	81
404	Means of Egress	81
405	Structural	81
406	Electrical	82
407	Mechanical	82
408	Plumbing	83

CHAPTER 4A REPAIRS [OSHPD 1] 87

Section

401A	General	87
402A	Building Elements and Materials	87
403A	Fire Protection	87
404A	Means of Egress	87
405A	Structural	87

406A	Electrical	88
407A	Mechanical	88
408A	Plumbing	89

CHAPTER 5 PRESCRIPTIVE COMPLIANCE METHOD 93

Section

501	General	93
502	Additions	93
503	Alterations	94
504	Fire Escapes	97
505	Windows and Emergency Escape Openings	97
506	Change of Occupancy	98
507	Historic Buildings	99

CHAPTER 5A [OSHPD 1] PRESCRIPTIVE COMPLIANCE METHOD..... 103

Section

501A	General	103
502A	Additions	104
503A	Alterations	105
504A	Reserved	106
505A	Reserved	106
506A	Change of Occupancy	106
507A	Historic Buildings	107

CHAPTER 6 CLASSIFICATION OF WORK 109

CHAPTER 7 ALTERATIONS—LEVEL 1..... 111

CHAPTER 8 ALTERATIONS—LEVEL 2..... 113

CHAPTER 9 ALTERATIONS—LEVEL 3..... 115

CHAPTER 10 CHANGE OF OCCUPANCY 117

CHAPTER 11 ADDITIONS 119

CHAPTER 12 HISTORIC BUILDINGS..... 121

CHAPTER 13 PERFORMANCE COMPLIANCE METHODS 123

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE

CHAPTER 1 – SCOPE AND ADMINISTRATION

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.

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

Adopting Agency	BSC	BSC- CG	SFM	HCD			DSA			OSHDP						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
				1	2	1/AC	AC	SS	SS/CC	1	1R	2	3	4	5								
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								
Chapter / Section																							
<i>Division I – California Administration</i>																							
1.1	X		X	X	X		X	X	X														
1.2	X																						
1.3																							
1.4																							
1.5 (Reserved)																							
1.6																							
1.7																							
1.8				X	X																		
1.9.1							X																
1.9.1.1							X																
1.9.2								X	X														
1.9.2.1								X															
1.9.2.2									X														
1.10.1										X	X												
1.10.2												X											
1.10.3													X										
1.10.4														X									
1.10.5															X								
1.11			X																				
<i>Division II – Scope and Administration</i>																							
101.2				X	X																		
101.8	X			X	X																		
101.8.1								X	X														
101.8.1																							
102.1 – 102.5											X	X		X	X								
104.9 – 104.11											X	X		X	X								
105.1			X																				
105.2 Building: 1-6				X	X																		
105.2.1 – 105.2.2			X																				
105.3 – 105.3.1			X																				
105.4			X																				
105.6 – 105.7			X																				
106.1				X	X																		
106.1 – 106.4			X																				
106.2.1				X	X																		

(continued)

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE

CHAPTER 1 – SCOPE AND ADMINISTRATION—continued

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	1R	2	3	4	5								
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														
Chapter / Section																							
106.2.3				X	X																		
106.2.4				X	X																		
106.2.5	X			X	X			X	X														
106.2.6				X	X																		
106.4			X																				
106.5			X																				
107.1 – 107.4			X																				
109.1 – 109.2				†	†																		
109.3 – 109.3.10				X	X																		
109.3.6	X							X	X														
109.3.6.1				X	X																		
110			X																				
111			X																				
113.1 – 113.2			X																				
114			X																				
115			X																				

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

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

1.1.7.3.1 Detached one- and two-family dwellings. Detached one- and two-family dwellings, lodging houses, live/work units, townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures, may be designed and constructed in accordance with the California Residential Code or the California Building Code, but not both, unless the proposed structure(s) or element(s) exceed the design limitations established in the California Residential Code, and the code user is specifically directed by the California Residential Code to use the California Building Code.

1.1.8 City, county, or city and county amendments, additions or deletions. The provisions of this code do not limit the authority of city, county, or city and county governments to establish more restrictive and reasonably necessary differences to the provisions contained in this code pursuant to complying with Section 1.1.8.1. The effective date of amendments, additions or deletions to this code by a city, county, or city and county filed pursuant to Section 1.1.8.1 shall be the date filed. However, in no case shall the amendments, additions or deletions to this code be effective any sooner than the effective date of this code.

Local modifications shall comply with Health and Safety Code Section 18941.5 for Building Standards Law, Health and Safety Code Section 17958 for State Housing Law or Health and Safety Code Section 13869.7 for Fire Protection Districts.

1.1.8.1 Findings and findings.

1. The city, county, or city and county shall make express findings for each amendment, addition or deletion based upon climatic, topographical or geological conditions.

Exception: Hazardous building ordinances and programs mitigating unreinforced masonry buildings.

2. The city, county, or city and county shall file the amendments, additions or deletions expressly marked and identified as to the applicable findings. Cities, counties, cities and counties, and fire departments shall file the amendments, additions or deletions, and the findings with the California Building Standards Commission at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833.
3. Findings prepared by fire protection districts shall be ratified by the local city, county, or city and county and filed with the California Department of Housing and Community Development, Division of Codes and Standards, P.O. Box 278180, Sacramento, CA 95827-8180 or 9342 Tech Center Drive, Suite 500, Sacramento, CA 95826.

1.1.8.2 Locally adopted energy standards – California Energy Code, Part 6

In addition to the provisions of Section 1.1.8.1 of this Part, the provisions of this section shall apply to a city, county, and city and county adopting local energy standards applicable to buildings and structures subject to the California Energy Code, Part 6.

Applicable provisions of Public Resources Code Section 25402.1(h)(2) and applicable provisions of Section

10-106, Chapter 10 of the California Administrative Code, Part 1 apply to locally adopted energy standards amending the California Energy Code, Part 6.

1.1.9 Effective date of this code. Only those standards approved by the California Building Standards Commission that are effective at the time an application for building permit is submitted shall apply to the plans and specifications for, and to the construction performed under, that permit. For the effective dates of the provisions contained in this code, see the History Note page of this code.

Exceptions:

- (1) **[HCD 1 & HCD 2]** Retroactive permits issued in accordance with Health and Safety Code Section 17958.12.
- (2) **[HCD 1 & HCD 2]** Plans approved by the Department of Housing and Community Development or a Department-approved design approval agency for factory-built housing as defined by Health and Safety Code Section 19971. Approved plans, pursuant to the California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1, Article 3, Section 3048 remain valid for a period of 36 months from the date of plan approval.

1.1.10 Availability of codes. At least one complete copy each of Titles 8, 19, 20, 24 and 25 with all revisions shall be maintained in the office of the building official responsible for the administration and enforcement of this code. Each state department concerned and each city, county, or city and county shall have an up-to-date copy of the code available for public inspection. See Health and Safety Code Section 18942(e)(1) and (2).

1.1.11 Format. This part fundamentally adopts the International Existing Building Code by reference on a chapter-by-chapter basis. When a specific chapter of the International Existing Building Code is not printed in the code and is marked “Reserved”, such chapter of the International Existing Building Code is not adopted as a portion of this code. When a specific chapter of the International Existing Building Code is marked “Not adopted by the State of California” but appears in the code, it may be available for adoption by local ordinance.

Those provisions of the model code used as the basis for this part of the California Building Standards Code in Title 24, California Code of Regulations, that are not printed herein and are marked “Not adopted by the State of California,” may be available for adoption by local ordinance, provided such ordinance and related model code provisions do not conflict with Title 24 provisions applicable to the subject occupancy or building feature. Such a local ordinance is not subject to the Express Finding and document filing requirements of Health and Safety Code Sections 13869.7, 17958, and 18941.5.

Note: Matrix Adoption Tables at the front of each chapter may aid the code user in determining which chapter or sections within a chapter are applicable to buildings under the authority of a specific state agency, but they are not to be considered regulatory.

1.1.12 Validity. If any chapter, section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority

of the state as stipulated by statutes or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this code.

SECTION 1.2 BUILDING STANDARDS COMMISSION

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

1. State buildings for all occupancies.

Application—State buildings (all occupancies), including buildings constructed by the Trustees of the California State University (CSU) and the Regents of the University of California (UC) where no state agency has the authority to adopt building standards applicable to such buildings.

Enforcing agency—State or local agency specified by the applicable provisions of law.

Authority cited—Health and Safety Code Section 18934.5.

Reference—Health and Safety Code, Division 13, Part 2.5, commencing with Section 18901.

2. University of California, California State Universities and California Community Colleges.

Application—Standards for lighting for parking lots and primary campus walkways at the University of California, California State Universities and California Community Colleges.

Enforcing agency—State or local agency specified by the applicable provisions of law.

Authority cited—Government Code Section 14617.

Reference—Government Code Section 14617.

3. Existing state-owned buildings, including those owned by the University of California and by the California State University.

Application—Building seismic retrofit standards including abating falling hazards of structural and nonstructural components and strengthening of building structures. See also Division of the State Architect.

Enforcing agency—State or local agency specified by the applicable provisions of law.

Authority cited—Health and Safety Code Section 16600.

Reference—Health and Safety Code Sections 16600 through 16604.

4. Unreinforced masonry-bearing wall buildings.

Application—Minimum seismic strengthening standards for buildings specified in Appendix Chapter A1 of the California Existing Building Code, except for

buildings subject to building standards pursuant to Health and Safety Code (commencing) with Section 17910.

Enforcing agency—State or local agency specified the applicable provisions of law.

Authority cited—Health and Safety Code Section 18934.7.

Reference—Health and Safety Code, Division 13, Part 2.5, commencing with Section 18901.

1.2.1.1 State building. For purposes of this code, a “state building” is a structure for which a state agency or state entity has authority to construct, alter, enlarge, replace, repair or demolish.

1.2.1.2 Enforcement. [CSU, UC, Judicial Council and California Department of Corrections and Rehabilitation] State agencies or state entities authorized to construct state buildings may appoint a building official who is responsible to the agency for enforcement of the provisions of the California Building Standards Code.

Exception: State buildings regulated by other sections of this code remain the enforcement responsibility of the designated entities.

1.2.1.3 Enforcement. Reserved for DGS.

1.2.1.4 Adopting agency identification. The provisions of this code applicable to buildings identified in this section will be identified in the Matrix Adoption Tables under the acronym **BSC**.

1.2.2 BSC-CG. *Specific scope of application of the agency responsible for enforcement, the enforcement agency and the specific authority to adopt and enforce such provisions of this code, unless otherwise stated.*

1. Green building standards for nonresidential occupancies.

Application—All occupancies where no state agency has the authority to adopt green building standards applicable to those occupancies.

Enforcing agency—State or local agency specified by the applicable provisions of law.

Authority cited—Health and Safety Code Sections 18930.5(a), 18938 and 18940.5.

Reference—Health and Safety Code, Division 13, Part 2.5, commencing with Section 18901.

2. Graywater systems for nonresidential occupancies.

Application—The construction, installation, and alteration of graywater systems for indoor and outdoor uses in nonresidential occupancies.

Enforcing agency—State or local agency specified by the applicable provisions of law.

Authority cited—Health & Safety Code Section 18941.8.

Reference—Health & Safety Code Section 18941.8.

1.2.2.1 Adopting agency identification. The provisions of this code applicable to buildings identified in this section will be identified in the Matrix Adoption Tables under the acronym **BSC-CG**.

1.2.3 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

1.2.3.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

1.2.3.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

**SECTION 1.3
BOARD OF STATE AND COMMUNITY
CORRECTIONS
Reserved**

**SECTION 1.4
DEPARTMENT OF CONSUMER AFFAIRS
Reserved**

**SECTION 1.5
CALIFORNIA ENERGY COMMISSION
Reserved**

**SECTION 1.6
DEPARTMENT OF FOOD AND AGRICULTURE
Reserved**

**SECTION 1.7
DEPARTMENT OF PUBLIC HEALTH
Reserved**

**SECTION 1.8
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT**

1.8.1 Purpose. The purpose of this code is to establish the minimum requirements necessary to protect the health, safety and general welfare of the occupants and the public by governing accessibility, erection, construction, reconstruction, enlargement, conversion, alteration, repair, moving, removal, demolition, occupancy, use, height, court, area, sanitation, ventilation, maintenance and safety to life and property from fire and other hazards attributed to the built environment.

**SECTION 1.8.2
AUTHORITY AND ABBREVIATIONS**

1.8.2.1 General. The Department of Housing and Community Development is authorized by law to promulgate and adopt building standards and regulations for several types of building applications. The applications under the authority of the Department of Housing and Community Development are listed in Sections 1.8.2.1.1 through 1.8.2.1.3.

Note: See the California Residential Code for detached one-and two-family dwellings and townhouses.

1.8.2.1.1 Housing construction.

Application—Hotels, motels, lodging houses, apartments, dwellings, dormitories, condominiums, shelters for homeless persons, congregate residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities including accessory buildings, facilities, and uses thereto. Sections of this code which pertain to applications listed in this section are identified using the abbreviation “HCD 1.”

Enforcing agency—Local building department or the Department of Housing and Community Development.

Authority cited—Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17926, 17927, 17928, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1 through 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference—Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and Sections 19960 through 19997; Civil Code Sections 1101.4, 1101.5 and 1954.201; and Government Code Sections 12955.1 and 12955.1.1.

1.8.2.1.2 Housing accessibility.

Application—Covered multifamily dwellings as defined in Chapter 2 of the California Building Code,

including but not limited to, lodging houses, dormitories, timeshares, condominiums, shelters for homeless persons, congregate residences, apartments, dwellings, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities.

Sections of this code identified by the abbreviation “HCD 1-AC” require specific accommodations for persons with disabilities as defined in Chapter 2 of the California Building Code. The application of such provisions shall be in conjunction with other requirements of the California Building Code, and apply only to newly constructed covered multifamily dwellings as defined in Chapter 2 of the California Building Code. “HCD 1-AC” applications include, but are not limited to, the following:

1. All newly constructed covered multifamily dwellings as defined in Chapter 2 of the California Building Code.
2. New common use areas as defined in Chapter 2 of the California Building Code, serving existing covered multifamily dwellings.
3. Additions to existing buildings, where the addition alone meets the definition of covered multifamily dwellings as defined in Chapter 2 of the California Building Code.
4. New common use areas serving new covered multifamily dwellings.
5. Where any portion of a building’s exterior is preserved, but the interior of the building is removed, including all structural portions of floors and ceilings, the building is considered a new building for determining the application of Chapter 11A of the California Building Code.

“HCD 1-AC” building standards generally do not apply to public use areas or public accommodations such as hotels and motels, and public housing. Public use areas, public accommodations, and public housing, as defined in Chapter 2 of the California Building Code, are subject to the Division of the State Architect (DSA-AC) in Chapter 11B of the California Building Code, and are referenced in Section 1.9.1.

Enforcing agency—Local building department or the Department of Housing and Community Development.

Authority cited—Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17926, 17927, 17928, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1 through 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference—Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and Sections 19960 through 19997; Civil Code Sections 1101.4, 1101.5 and 1954.201; and Government Code Sections 12955.1 and 12955.1.1.

1.8.2.1.3 Permanent buildings in mobilehome parks and special occupancy parks.

Application—Permanent buildings, and permanent accessory buildings or structures, constructed within mobilehome parks and special occupancy parks that are under the control and ownership of the park operator. Sections of this code which pertain to applications listed in this section are identified using the abbreviation “HCD 2.”

Enforcing agency—The Department of Housing and Community Development, local building department or other local agency that has assumed responsibility for the enforcement of Health and Safety Code, Division 13, Part 2.1, commencing with Section 18200 for mobilehome parks and Health and Safety Code, Division 13, Part 2.3, commencing with Section 18860 for special occupancy parks.

Authority cited—Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17926, 17927, 17928, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1 through 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference—Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and Sections 19960 through 19997; Civil Code Sections 1101.4, 1101.5 and 1954.201; and Government Code Sections 12955.1 and 12955.1.1.

SECTION 1.8.3 LOCAL ENFORCING AGENCY

1.8.3.1 Duties and powers. The building department of every city, county, or city and county shall enforce all the provisions of law, this code, and the other rules and regulations promulgated by the Department of Housing and Community Development pertaining to the installation, erection, construction, reconstruction, movement, enlargement, conversion, alteration, repair, removal, demolition or arrangement of apartments, condominiums, hotels, motels, lodging houses and dwellings, including accessory buildings, facilities and uses thereto.

For additional information regarding the use and occupancy of existing buildings and appurtenant structures, see California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, commencing with Article 1, Section 1.

1.8.3.2 Laws, rules and regulations. Other than the building standards contained in this code, and notwithstanding other provisions of law, the statutory authority and location of the laws, rules and regulations to be enforced by local enforcing agencies are listed by statute in Sections 1.8.3.2.1 through 1.8.3.2.5 below:

1.8.3.2.1 State Housing Law. Refer to the State Housing Law, California Health and Safety Code, Division 13, Part 1.5, commencing with Section 17910 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchap-

ter 1, commencing with Section 1, for the erection, construction, reconstruction, movement, enlargement, conversion, alteration, repair, removal, demolition or arrangement of apartments, condominiums, hotels, motels, lodging houses and dwellings, including accessory buildings, facilities and uses thereto.

1.8.3.2.2 Mobilehome Parks Act. Refer to the Mobilehome Parks Act, California 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 for mobilehome park administrative and enforcement authority, permits, plans, fees, violations, inspections and penalties both within and outside mobilehome parks.

Exception: Mobilehome parks where the Department of Housing and Community Development is the enforcing agency.

1.8.3.2.3 Special Occupancy Parks Act. Refer to the Special Occupancy Parks Act, California 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 for special occupancy park administrative and enforcement authority, permits, fees, violations, inspections and penalties both within and outside of special occupancy parks.

Exception: Special occupancy parks where the Department of Housing and Community Development is the enforcing agency.

1.8.3.2.4 Employee Housing Act. Refer to the Employee Housing Act, California 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 for employee housing administrative and enforcement authority, permits, fees, violations, inspections and penalties.

1.8.3.2.5 Factory-Built Housing Law. Refer to the Factory-Built Housing Law, California 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 for factory-built housing administrative and enforcement authority, permits, fees, violations, inspections and penalties.

SECTION 1.8.4

PERMITS, FEES, APPLICATIONS AND INSPECTIONS

1.8.4.1 Permits. A written construction permit shall be obtained from the enforcing agency prior to the erection, construction, reconstruction, installation, moving or alteration of any building or structure.

Exceptions:

1. Work exempt from permits as specified in Chapter 1, Division II, Scope and Administration, Section 105.2.
2. Changes, alterations or repairs of a minor nature not affecting structural features, egress, sanitation, safety or accessibility as determined by the enforcing agency.

3. Retroactive permits issued in accordance with Health and Safety Code Section 17958.12.

Exemptions from permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of other provisions of law or this code.

1.8.4.2 Fees. Subject to other provisions of law, the governing body of any city, county, or city and county may prescribe fees to defray the cost of enforcement of rules and regulations promulgated by the Department of Housing and Community Development. The amount of the fees shall not exceed the amount reasonably necessary to administer or process permits, certificates, forms or other documents, or to defray the costs of enforcement. For additional information, see the State Housing Law, Health and Safety Code, Division 13, Part 1.5, Section 17951 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Article 3, commencing with Section 6.

1.8.4.3 Plan review and time limitations. Subject to other provisions of law, provisions related to plan checking, prohibition of excessive delays and contracting with or employment of private parties to perform plan checking are set forth in the State Housing Law, Health and Safety Code Section 17960.1, and for employee housing, in Health and Safety Code Section 17021.

1.8.4.3.1 Retention of plans. The building department of every city, county, or city and county shall maintain an official copy, microfilm, electronic or other type of photographic copy of the plans of every building, during the life of the building, for which the department issued a building permit.

Exceptions:

1. Single or multiple dwellings not more than two stories and basement in height.
2. Garages and other structures appurtenant to buildings listed in Exception 1.
3. Farm or ranch buildings appurtenant to buildings listed in Exception 1.
4. Any one-story building where the span between bearing walls does not exceed 25 feet (7620 mm), except a steel frame or concrete building.

All plans for common interest developments as defined in Section 4100 of the California Civil Code shall be retained. For additional information regarding plan retention and reproduction of plans by an enforcing agency, see Health and Safety Code Sections 19850 through 19852.

1.8.4.4 Inspections. 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 other regulations of the Department of Housing and Community Development. Required inspections are listed in Chapter 1, Division II, Scope and Administration, Sections 109.3.1 through 109.3.10.

SECTION 1.8.5 RIGHT OF ENTRY FOR ENFORCEMENT

1.8.5.1 General. Subject to other provisions of law, officers and agents of the enforcing agency may enter and inspect public and private properties to secure compliance with the rules and regulations promulgated by the Department of Housing and Community Development. For limitations and additional information regarding enforcement, see the following:

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 1.8.6 LOCAL MODIFICATION BY ORDINANCE OR REGULATION

1.8.6.1 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.

1.8.6.2 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 1.8.7 ALTERNATE MATERIALS, DESIGNS, TESTS AND METHODS OF CONSTRUCTION

1.8.7.1 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 1.8.7.2 for local building departments and Section 1.8.7.3 for the Department of Housing and Community Development.

1.8.7.2 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 apartments, condominiums, hotels, motels, lodging houses, dwellings, or accessory structures, 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.

1.8.7.2.1 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 Chapter 2 of the California Building Code, the proposed alternate must also meet the threshold set for equivalent facilitation as defined in Chapter 2 of the California Building Code.

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.

1.8.7.3 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 apartments, condominiums, hotels, motels, lodging houses, dwellings or accessory structures thereto and permanent buildings in mobilehome parks and special occupancy parks. 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 1.8.8 APPEALS BOARD

1.8.8.1 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 construction, 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.

1.8.8.2 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.

1.8.8.3 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 1.8.9 UNSAFE BUILDINGS OR STRUCTURES

1.8.9.1 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 1.8.3.2.1 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. For enforcement related to accessory dwelling units, see Health and Safety Code Section 17980.12 operative until January 1, 2035.

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.

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 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 - Reserved.

Buildings or facilities where accessibility is required for applications listed in California Code of Regulations, Title 24, Part 2 (California Building Code), Chapter 1, Section 1.9.1 regulated by the Division of the State Architect—Access Compliance shall comply with Title 24, Part 2, Chapter 11A or 11B, as applicable under authority cited by CA Government Code Section 4450 and in reference cited by CA Government Code Sections 4450 through 4461, 12955.1(c), and CA Health and Safety Code Sections 18949.1, 19952 through 19959.

1.9.1.1 Adopting agency identification. Division of the State Architect—Access Compliance amendments in this code appear preceded with 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 Section 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, and Sections 4-401 through 4-435, Group 2, 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, 106.1, 107.2.5 and 110.3.6 of Chapter 1, Division II.

3. Title 24, Part 10, California Code of Regulations: [applies to public elementary and secondary schools, community colleges and state-owned or state-leased essential services building(s)]:

- 3.1. Sections 1.1 and 1.9.2.1 of Chapter 1, Division I.
- 3.2. Sections 101.8.1, 106.2.5, and 109.3.6 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 10, as adopted and amended by the Division of the State Architect—Structural Safety [DSA-SS], shall apply to the applications listed in Section 1.9.2.1.

The Division of the State Architect—Structural Safety [DSA-SS] adopts the following building standards in Title 24, Part 10:

Chapters 1, 3 and 5.

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

Exceptions:

1. Chapter 3, Sections 317-323-DSA-SS adopts these sections without the use of the DSA-SS acronym.

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, and Sections 4-401 through 4-435, Group 2, Chapter 4.

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

- 2.1. Sections 1.1 and 1.9.2.2 of Chapter 1, Division I.
- 2.2. Sections 102.1, 102.2, 102.3, 102.4, 102.5, 106.1, 107.2.5 and 110.3.6 of Chapter 1, Division II.

3. Title 24, Part 10, California Code of Regulations: [applies to public elementary and secondary schools, community colleges and state-owned or state-leased essential services building(s)]:

- 3.1. Sections 1.1 and 1.9.2.1 of Chapter 1, Division I.
- 3.2. Sections 101.8.1, 106.2.5, and 109.3.6 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 provisions of Title 24, Part 10, as adopted and amended by the Division of the State Architect—Structural Safety/Community Colleges [DSA-SS/CC], shall apply to the applications listed in Section 1.9.2.2.

The Division of the State Architect—Structural Safety/Community Colleges [DSA-SS/CC] adopts the following building standards in Title 24, Part 10:

Chapters 1, 3 and 5.

1.9.2.2.3 Amendments. Division of the State Architect—Structural Safety/Community Colleges amend-

ments in this code appear preceded with the acronym [DSA-SS/CC].

Exceptions:

1. Chapter 3, Sections 317-323—DSA-SS/CC adopts these sections without the use of the DSA-SS/CC acronym.

SECTION 1.10 OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT

1.10.1 OSHPD 1 and OSHPD 1R. 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 [OSHPD 1] General acute care hospital buildings. [OSHPD 1R] Nonconforming hospital SPC or freestanding buildings that have been removed from acute care service.

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 as indicated in the adoption matrix for Chapter 1, Division II.

1.10.1.2 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 10, 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 10: Chapters 2, 3A, 4A, and 5A.

OSHPD 1R adopts the following building standards in Title 24, Part 10: Chapters 2, 3, 4, and 5.

1.10.1.3 Identification of amendments. For applications listed in Section 1.10.1, amendments in this code appear in this code preceded with the acronym [OSHPD 1], unless the entire chapter is applicable. For nonconforming hospital buildings removed from acute-care service, amendments are preceded with the acronym [OSHPD 1R].

1.10.1.4 Reference to other chapters. Where reference is made within this code to sections in Chapters 3, 4, and 5, the respective section in Chapters 3A, 4A, and 5A, shall apply instead for hospital buildings under OSHPD 1.

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 facility and intermediate care facility buildings.

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.

1.10.2.1 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 as indicated in the adoption matrix for 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 10, 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 10: Chapters 2, 3, 4, and 5.

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

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 as indicated in the adoption matrix for 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 10, as adopted and amended by OSHPD, shall apply to the applications listed in Section 1.10.3.

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] 106.5 Retention of construction documents. One set of approved construction documents shall be retained by the code official for a period of not less than the period required for retention of public records.

[A] 106.6 Design professional in responsible charge. Where it is required that documents be prepared by a registered design professional, the code 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 code 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. Where structural observation is required, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

SECTION 107 TEMPORARY STRUCTURES AND USES

[A] 107.1 General. The code official is authorized to issue a permit for temporary uses. Such permits shall be limited as to time of service but shall not be permitted for more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

[A] 107.2 Conformance. Temporary uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

[A] 107.3 Temporary power. The code 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 the *California Electrical Code*.

[A] 107.4 Termination of approval. The code official is authorized to terminate such permit for a temporary use and to order the temporary use to be discontinued.

SECTION 108 FEES

[A] 108.1 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] 108.2 Schedule of permit fees. On buildings, 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] 108.3 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 code 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 code official. Final building permit valuation shall be set by the code official.

[A] 108.4 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to an additional fee established by the code official that shall be in addition to the required permit fees.

[A] 108.5 Related fees. The payment of the fee for the construction, alteration, removal, or demolition of 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] 108.6 Refunds. The code official is authorized to establish a refund policy.

SECTION 109 INSPECTIONS

[A] 109.1 General. Construction or work for which a permit is required shall be subject to inspection by the code official, and such construction or work shall remain visible and able to be accessed 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 permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

[A] 109.2 Preliminary inspection. Before issuing a permit, the code official is authorized to examine or cause to be examined buildings and sites for which an application has been filed.

[A] 109.3 Required inspections. The code official, on notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.10.

[A] 109.3.1 Footing or 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] 109.3.2 Concrete slab or 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] 109.3.3 Lowest floor elevation. For additions and substantial improvements to existing buildings in flood hazard areas, on placement of the lowest floor, including basement, and prior to further vertical construction, the elevation documentation required in the *California Building Code* shall be submitted to the code official.

[A] 109.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, 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.

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

[A] 109.3.5 Lath or 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 before gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly.

[A] 109.3.6 Weather-exposed balcony and walking surface waterproofing. Where the scope of work involves balconies or other elevated walking surfaces exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

Exception: *[DSA-SS, DSA-SS/CC, HCD 1, HCD 2] Where special inspections are provided in accordance with Section 1705A.1.1, Item 3 or Section 1705.1.1, Item 3, as applicable, of the California Building Code.*

109.3.6.1 Weather-exposed balcony and walking surface (exterior elevated element) inspections for multi-family buildings with three or more dwelling units. *[HCD 1 & HCD 2] Weather-exposed balconies and walking surfaces extending beyond the exterior walls of a building, more than 6 feet (1828.8 mm) above ground level, and that rely on wood or wood-based products for structural support or stability shall be inspected. Inspections shall be conducted in accordance with Health and Safety Code Section 17973(a) through (f) and (m). Weather-exposed balconies and walking surfaces found to be in need of repair or replacement shall be corrected in accordance with Section 17973(g) through (i). Continued and ongoing maintenance of weather-exposed balconies and walking surfaces shall*

be the responsibility of the building owner in accordance with Section 17973(k). See definition of "exterior elevated element" in Health and Safety Code Section 17973(b)(2) for additional details. See Civil Code Section 5551 for inspections of condominium projects.

[A] 109.3.7 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] 109.3.8 Other inspections. *[HCD, SFM]* In addition to the inspections specified in Sections 109.2 through 109.3.7, the code 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*.

Note: *All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a non-compliant plumbing fixture, types of residential buildings affected and other important enactment dates.*

[A] 109.3.9 Special inspections. Special inspections shall be required in accordance with Chapter 17 of the *California Building Code*.

[A] 109.3.10 Final inspection. The final inspection shall be made after work required by the building permit is completed.

[A] 109.4 Inspection agencies. The code official is authorized to accept reports of approved inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

[A] 109.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for any inspections of such work that are required by this code.

[A] 109.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, on 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 code official.

SECTION 110 CERTIFICATE OF OCCUPANCY

[A] 110.1 Change of occupancy. Altered areas of a building and relocated buildings shall not be used or occupied, and change of occupancy of a building or portion thereof shall not be made until the code 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.

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE

CHAPTER 2 – DEFINITIONS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code 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	1R	2	3	4	5								
Adopt Entire Chapter													X										
Adopt Entire Chapter as amended (amended sections listed below)	X			X	X					X	X	X		X	X								
Adopt only those sections that are listed below			X																				
Chapter / Section																							
201.1										X	X	X		X	X								
201.3	X																						
ACCESSORY DWELLING UNIT				X	X																		
ADDITION			X																				
ALTERATION			X																				
APPROVED			X	X	X																		
BUILDING				X	X	X																	
<i>BUILDING OFFICIAL</i>				X	X					X	X	X		X	X								
CHANGE OF OCCUPANCY			X																				
CODE OFFICIAL			X	X	X																		
<i>CHANGE IN FUNCTION</i>										X	X	X		X	X								
<i>CRITICAL CARE AREA</i>										X													
DANGEROUS			X																				
EQUIPMENT OR FIXTURE			X																				
EXISTING BUILDING			X																				
EXISTING STRUCTURE			X																				
<i>EXISTING STRUCTURE</i>										X	X	X		X	X								
<i>EXTERIOR ELEVATED ELEMENT</i>				X	X																		
FACILITY			X																				
<i>GENERAL ACUTE CARE HOSPITAL</i>										X													
<i>INCIDENTAL STRUCTURAL ALTERATIONS, ADDITIONS, OR REPAIRS</i>										X				X									
<i>MAJOR STRUCTURAL ALTERATIONS</i>										X				X									
<i>MINOR STRUCTURAL ALTERATIONS, ADDITIONS, OR REPAIRS</i>										X				X									
NONCOMBUSTIBLE MATERIAL			X																				
<i>NONSTRUCTURAL ALTERATION</i>										X				X									
PRIMARY FUNCTION			X																				

(continued)

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE

CHAPTER 2 – DEFINITIONS—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	1R	2	3	4	5							
	Adopt Entire Chapter													X									
>	Adopt Entire Chapter as amended (amended sections listed below)	X			X	X					X	X	X		X	X							
	Adopt only those sections that are listed below			X																			
	Chapter / Section																						
	REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE			X							X	X	X		X	X							
	REHABILITATION			X																			
	REPAIR			X																			
	REPAIR										X												
	REROOFING			X																			
	ROOF COATING			X																			
	ROOF RECOVER			X																			
	ROOF REPAIR			X																			
	ROOF REPLACEMENT			X																			
	SPC SEISMIC SEPARATION										X	X											
	SUBSTANDARD BUILDING				X	X																	
>	SUBSTANTIAL STRUCTURAL DAMAGE										X	X											
	UNREINFORCED CONCRETE										X	X	X		X	X							
	UNREINFORCED MASONRY										X				X								
	UNSAFE			X	X	X																	
	VOLUNTARY STRUCTURAL IMPROVEMENTS										X												
	WORK AREA			X																			

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

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

CHAPTER 2

DEFINITIONS

User note:

About this chapter: Codes, by their very nature, are technical documents. Every word, term and punctuation mark can add to or change the meaning of a technical requirement. It is necessary to maintain a consensus on the specific meaning of each term contained in the code. Chapter 2 performs this function by stating clearly what specific terms mean for the purpose of the code.

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter. *[OSHDP 1, 1R, 2, 4 & 5]* For terms not defined in this chapter, refer to Part 1, Chapters 6 and 7 of the California Administrative Code, and Part 2, Chapter 2 of the California Building Code.

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

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the other California Codes, such terms shall have the meanings ascribed to them in those codes.

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

SECTION 202 GENERAL DEFINITIONS

ACCESSORY DWELLING UNIT. *[HCD 1 & HCD 2]* An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. Accessory dwelling units shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. (See Government Code Section 65852.2.)

[A] ADDITION. An extension or increase in floor area, number of stories, or height of a building or structure.

[A] ALTERATION. Any construction or renovation to an existing structure other than a repair or addition.

[A] APPROVED. Acceptable to the code official.

Exception: *[HCD 1 & HCD 2]* “Approved” means 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 1.8.2.
2. See Health and Safety Code Section 17921.1 for “Approved” as applied to the use of hotplates in residential construction as referenced in Section 1.8.2.
3. See Health and Safety Code Section 19966 for “Approved” as applied to Factory-Built Housing as referenced in Section 1.8.3.2.5.
4. See Health and Safety Code Section 18201 for “Approved” as applied to Mobilehome Parks as referenced in Section 1.8.2.
5. See Health and Safety Code Section 18862.1 for “Approved” as applied to Special Occupancy Parks as referenced in Section 1.8.2.

[A] BUILDING. Any structure utilized or intended for supporting or sheltering any use or occupancy.

Exception: *[HCD 1, HCD 2 & HCD 1-AC]* For applications listed in Section 1.8.2 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 OFFICIAL. [HCD 1, HCD 2] [OSHPD 1, 1R, 2, 4 & 5] *The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative.*

CHANGE IN FUNCTION. [OSHPD 1, 1R, 2, 4 & 5] *See California Building Code Section 1224.3.*

[A] CHANGE OF OCCUPANCY. A change in the use of a building or a portion of a building that results in any of the following:

1. A change of occupancy classification.
2. A change from one group to another group within an occupancy classification.
3. Any change in use within a group for which there is a change in application of the requirements of this code.

[A] CODE OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code.

[HCD 1 & HCD 2] [OSHPD 1, 1R, 2, 4 & 5] *“Code Official” shall mean “Building Official” as defined in this code.*

CRITICAL CARE AREA. [OSHPD 1] *See California Administrative Code Chapter 6.*

[BS] DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

[A] DEFERRED SUBMITTAL. Those portions of the design that are not submitted at the time of the application and that are to be submitted to the code official within a specified period.

[BS] DISPROPORTIONATE EARTHQUAKE DAMAGE. A condition of earthquake-related damage where both of the following occur:

1. The 0.3-second spectral acceleration at the building site as estimated by the United States Geological Survey for the earthquake in question is less than 40 percent of the mapped acceleration parameter SS.
2. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction has been reduced by more than 10 percent from its predamage condition.

EQUIPMENT OR FIXTURE. Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating, and fire protection equipment, and elevators, dumbwaiters, escalators, boilers, pressure vessels and other mechanical facilities or installations that are related to building services. Equipment or fixture shall not include manufacturing, production, or process equipment, but shall include connections from building service to process equipment.

[A] EXISTING BUILDING. A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

[A] EXISTING STRUCTURE. A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

EXISTING STRUCTURE. [OSHPD 1, 1R, 2, 4 & 5] *A structure that has a valid certificate of occupancy issued by the building official.*

EXTERIOR ELEVATED ELEMENT. *See Government Code Section 17973(b)(2).*

[A] FACILITY. All or any portion of buildings, structures, site improvements, elements and pedestrian or vehicular routes located on a site.

[BS] FLOOD HAZARD AREA. The greater of the following two areas:

1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a flood hazard area on a community’s flood hazard map, or otherwise legally designated.

GENERAL ACUTE CARE HOSPITAL. [OSHPD 1] *See California Building Code Section 1224.3.*

[A] HISTORIC BUILDING. Any building or structure that is one or more of the following:

1. Listed, or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register, state designated or locally designated historic district.

INCIDENTAL STRUCTURAL ALTERATIONS, ADDITIONS, OR REPAIRS. [OSHPD 1 & 4] *Alterations, additions or repairs which would not reduce the story lateral shear force-resisting capacity by more than 5 percent or increase the story shear by more than 5 percent in any existing story or a combination thereof with equivalent effect (not exceeding 5 percent total). The calculation of lateral shear force-resisting capacity and story shear shall account for the cumulative effects of additions and alterations since original construction.*

MAJOR STRUCTURAL ALTERATIONS, ADDITIONS, OR REPAIRS. [OSHPD 1 & 4] *Alterations, additions or repairs of greater extent than minor structural alterations, additions, or repairs.*

MINOR STRUCTURAL ALTERATIONS, ADDITIONS, OR REPAIRS. [OSHPD 1 & 4] *Alterations, additions or repairs of greater extent than incidental structural additions or alterations which would not reduce the story shear lateral-force-resisting capacity by more than 10 percent or increase the story shear by more than 10 percent in any existing story or a combination thereof with equivalent effect (not exceeding 10 percent total). The calculation of lateral shear force-resisting capacity and story shear shall account for the cumulative effects of additions and alterations since original construction.*

lative effects of additions and alterations since original construction.

[B] NONCOMBUSTIBLE MATERIAL. A material that, under the conditions anticipated, will not ignite or burn when subjected to fire or heat. Materials that pass ASTM E136 are considered noncombustible materials.

NONSTRUCTURAL ALTERATION. *[OSHPD 1 & 4] Non-structural alteration is any alteration which neither affects existing structural elements nor requires new structural elements for vertical or lateral support and which does not increase the lateral shear force in any story by more than 5 percent.*

PRIMARY FUNCTION. A primary function is a major activity for which the facility is intended. Areas that contain a primary function include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors and restrooms are not areas containing a primary function.

[A] REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. A registered design professional engaged by the owner or the owner's authorized agent to review and coordinate certain aspects of the project, as determined by the code official, for compatibility with the design of the building or structure, including submittal documents prepared by others, deferred submittal documents and phased submittal documents.

REHABILITATION. Any work, as described by the categories of work defined herein, undertaken in an existing building.

RELOCATABLE BUILDING. A partially or completely assembled building constructed and designed to be reused multiple times and transported to different building sites.

[A] REPAIR. The reconstruction, replacement or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

REPAIR. *[OSHPD 1] as used in this Code means all the design and construction work affecting existing or requiring new structural elements undertaken to restore or enhance the structural and nonstructural load-resisting system participating in vertical or lateral response of a structure primarily intended to correct the effects of deterioration or impending or actual failure, regardless of cause.*

[BS] REROOFING. The process of recovering or replacing an existing roof covering. See "Roof recover" and "Roof replacement."

[BS] RISK CATEGORY. A categorization of buildings and other structures for determination of flood, wind, snow, ice and earthquake loads based on the risk associated with unacceptable performance, as provided in Section 1604.5 of the *California Building Code*.

[BS] ROOF COATING. A fluid-applied adhered coating used for roof maintenance, roof repair, or as a component of a roof covering system or roof assembly.

[BS] ROOF RECOVER. The process of installing an additional roof covering over a prepared existing roof covering without removing the existing roof covering.

[BS] ROOF REPAIR. Reconstruction or renewal of any part of an existing roof for the purpose of correcting damage or restoring the predamage condition.

[BS] ROOF REPLACEMENT. The process of removing the existing roof covering, repairing any damaged substrate and installing a new roof covering.

[BS] SEISMIC FORCES. The loads, forces and requirements prescribed herein, related to the response of the building to earthquake motions, to be used in the analysis and design of the structure and its components. Seismic forces are considered either full or reduced, as provided in Chapter 3.

SPC SEISMIC SEPARATION. *[OSHPD 1 & 1R] Means a building separation in accordance with the California Administrative Code, Chapter 6 Section 3.4.*

SUBSTANDARD BUILDING. *[HCD 1, HCD 2] See Health and Safety Code Section 17920.3.*

[BS] SUBSTANTIAL DAMAGE. For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

[BS] SUBSTANTIAL IMPROVEMENT. For the purpose of determining compliance with the flood provisions of this code, any repair, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either of the following:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the code official and that is the minimum necessary to ensure safe living conditions.
2. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

[BS] SUBSTANTIAL STRUCTURAL ALTERATION. An alteration in which the gravity load-carrying structural elements altered within a 5-year period support more than 30 percent of the total floor and roof area of the building or structure. The areas to be counted toward the 30 percent shall include mezzanines, penthouses, and in-filled courts and shafts tributary to the altered structural elements.

[BS] SUBSTANTIAL STRUCTURAL DAMAGE. A condition where any of the following apply:

1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direc-

DEFINITIONS

- tion has been reduced by more than 33 percent from its predamage condition.
2. The capacity of any vertical component carrying gravity load, or any group of such components, has a tributary area more than 30 percent of the total area of the structure's floor(s) and roof(s), has been reduced more than 20 percent from its predamage condition, and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the *California Building Code* for new buildings of similar structure, purpose and location.
 3. The capacity of any structural component carrying snow load, or any group of such components, that supports more than 30 percent of the roof area of similar construction, has been reduced more than 20 percent from its predamage condition, and the remaining capacity with respect to dead, live and snow loads is less than 75 percent of that required by the *California Building Code* for new buildings of similar structure, purpose and location.

SUBSTANTIAL STRUCTURAL DAMAGE. [OSHPD 1 & 1R] *A condition where any of the following apply:*

1. *The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load carrying capacity of any story in any horizontal direction has been reduced by more than 10 percent from its predamage condition.*
2. *The capacity of any vertical component carrying gravity load, or any group of such components, has a tributary area more than 15 percent of the total area of the structure's floor(s) and roof(s), has been reduced more than 10 percent from its predamage condition, and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the California Building Code for new buildings of similar structure, purpose and location.*
3. *The capacity of any structural component carrying snow load, or any group of such components, that supports more than 15 percent of the roof area of similar construction, has been reduced more than 10 percent from its predamage condition, and the remaining capacity with respect to dead, live and snow loads is less than 75 percent of that required by the California Building Code for new buildings of similar structure, purpose and location.*

TECHNICALLY INFEASIBLE. An alteration of a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with

the minimum requirements for new construction and which are necessary to provide accessibility.

UNREINFORCED CONCRETE. [OSHPD 1, 1R, 2, 4 & 5] *Unreinforced concrete as used in this chapter means plain concrete as defined in ACI 318 Section 2.3.*

UNREINFORCED MASONRY. [OSHPD 1 & 4] *Unreinforced masonry as used in this chapter means masonry construction where reinforcements in any direction is less than minimum reinforcement specified in TMS 402 Section 7.3.2.6.*

UNSAFE. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "Dangerous," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

[HCD 1 & HCD 2] *An unsafe building, as defined in this chapter, shall be considered substandard.*

VOLUNTARY STRUCTURAL IMPROVEMENTS (VSIs). [OSHPD 1] *Voluntary structural improvements are any alterations of existing structural element(s) or addition of new structural elements which are not necessary for vertical or lateral support of other work and is initiated by the applicant primarily for the purpose of increasing the vertical or lateral load-carrying strength or stiffness of an existing building.*

WORK AREA. That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE

CHAPTER 3 – PROVISIONS FOR ALL COMPLIANCE METHODS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC- CG	SFM	HCD			DSA			OSHDP					BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
				1	2	1/AC	AC	SS	SS/CC	1	1R	2	3	4	5							
Adopt Entire Chapter													X									
Adopt Entire Chapter as amended (amended sections listed below)				X	X	X																
Adopt only those sections that are listed below	X		X					X	X		X	X		X	X							
Chapter / Section																						
301.1 - 301.3.1			X								X	X		X	X							
301.1				X																		
301.1 <i>Exception 1</i>	X				X																	
301.1 <i>Exception 2</i>								X														
301.1 <i>Exception 3</i>									X													
301.1 <i>Exception 4</i>				X	X																	
301.1 <i>Exception 5</i>											X	X		X	X							
301.3											X	X		X	X							
301.3 <i>Note</i>				X	X																	
301.3.1 <i>Exception</i>											X	X		X	X							
301.3.2 <i>Note</i>				X	X																	
301.3.3 <i>Note</i>				X	X																	
301.4				X	X																	
301.5						X																
302.5 <i>Exception</i>				X																		
302 - 304											X	X		X	X							
302			X																			
302.2.1	X																					
302.5				X																		
302.5.1				†	†	†																
303.1	X							X	X													
303.2	X							X	X													
304.1	X							X	X													
305				†	†	†				†	†	†	†	†	†							
305.1 <i>Note</i>						X																
305.8.2			X																			
307											X	X			X							
308											X	X			X							
313			X																			
314			X																			

(continued)

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE

CHAPTER 3 – PROVISIONS FOR ALL COMPLIANCE METHODS—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	1R	2	3	4	5								
Adopt Entire Chapter													X										
Adopt Entire Chapter as amended (amended sections listed below)				X	X	X																	
Adopt only those sections that are listed below	X		X					X	X		X	X		X	X								
Chapter / Section																							
315			X																				
316			X																				
317	X							X	X														
318	X							X	X														
319	X							X	X														
320	X							X	X														
321	X							X	X														
322	X							X	X														
323								X	X														

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

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

CHAPTER 3

PROVISIONS FOR ALL COMPLIANCE METHODS

User note:

About this chapter: Chapter 3 explains the three compliance options for alterations and additions available in the code. In addition, this chapter also lays out the methods to be used for seismic design and evaluation throughout this code. Finally, this chapter clarifies that provisions in other I-Codes[®] related to repairs, alterations, additions, relocation and changes of occupancy must also be addressed unless they conflict with this code. In that case, this code takes precedence.

SECTION 301 ADMINISTRATION

301.1 General. The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with Section 301.2, 301.3, or 301.4. **[OSHPD 1R, 2, 4 and 5]** Section 301.4 not adopted by OSHPD.

Exceptions:

1. **Existing state-owned structures.** **[BSC]** The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with the provisions of Sections 317 through 322 as the minimum standards for earthquake evaluation and design for retrofit of existing state-owned structures, including buildings owned by the University of California, the California State University, or the Judicial Council.

The provisions of Sections 317 through 322 may be adopted by a local jurisdiction for earthquake evaluation and design for retrofit of existing buildings.

2. **Public school buildings** **[DSA-SS]** The provisions of Sections 317 through 323 establish minimum standards for earthquake evaluation and design for the rehabilitation of existing buildings for use as public school buildings under the jurisdiction of the Division of the State Architect—Structural Safety (DSA-SS, refer to Section 1.9.2.1) where required by Sections 4-307 and 4-309(c) of the California Administrative Code.

The provisions of Sections 317 through 323 also establish minimum standards for earthquake evaluation and design for rehabilitation of existing public school buildings currently under the jurisdiction of DSA-SS.

3. **Community college buildings.** **[DSA-SS/CC]** The provisions of Sections 317 through 323 establish minimum standards for earthquake evaluation and design for the rehabilitation of existing buildings for use as community college buildings under the jurisdiction of the Division of the State Architect—Structural Safety/Community Colleges (DSA-SS/CC, refer to Section 1.9.2.2) where required by Sections 4-307 and 4-309(c) of the California Administrative Code.

The provisions of Sections 317 through 323 also establish minimum standards for earthquake evaluation and design for rehabilitation of existing com-

munity college buildings currently under the jurisdiction of DSA-SS/CC.

4. **[HCD 1]** In addition to the requirements in this chapter, maintenance, alteration, repair, addition, or change of occupancy to existing buildings and accessory structures under the authority of the Department of Housing and Community Development, as provided in Section 1.8.2.1.1, shall comply with California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1.

Exceptions:

1. **[HCD 2]** For moved buildings and maintenance, alteration, repair, addition, or change of occupancy to existing buildings and accessory structures in mobilehome parks or special occupancy parks as provided in Section 1.8.2.1.3, see California Code of Regulations, Title 25, Division 1, Chapters 2 and 2.2.
2. **[HCD 1]** Limited-density owner-built rural dwellings, as defined in Chapter 2 of the California Residential Code.
5. **Hospital buildings removed from acute care service, skilled nursing facilities, intermediate-care facilities, correctional treatment centers and acute-psychiatric hospitals** **[OSHPD 1R, 2, 4, and 5]**. The provisions of adopted sections in Chapters 3 through 5 shall control the alteration, repair and change of occupancy or function of existing structures for applications listed in Section 1.10.1, 1.10.2, 1.10.4, and 1.10.5 regulated by the Office of Statewide Health Planning and Development (OSHPD). Functional service spaces shall comply with the requirements in the California Building Code, Sections 1224, 1225, 1226, 1227 and 1228.

301.2 Repairs. Repairs shall comply with the requirements of Chapter 4.

301.3 Alteration, addition or change of occupancy. The alteration, addition or change of occupancy of all existing buildings shall comply with one of the methods listed in Section 301.3.1, 301.3.2 or 301.3.3 as selected by the applicant. Sections 301.3.1 through 301.3.3 shall not be applied in combination with each other. **[OSHPD 1R, 2, 4 and 5]** Sections 301.3.2 and 301.3.3, not adopted by OSHPD.

Note: **[HCD 1 & HCD 2]** Sections 301.3.2 and 301.3.3 shall be permitted only if the performance compliance

method and/or work area compliance method are adopted by a local ordinance.

Exception: Subject to the approval of the code official, alterations complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code. New structural members added as part of the alteration shall comply with the *California Building Code*. This exception shall not apply to alterations that constitute substantial improvement in flood hazard areas, which shall comply with Section 503.2, 701.3 or 1301.3.3. This exception shall not apply to the structural provisions of Chapter 5 or to the structural provisions of Sections 706, 806 and 906.

301.3.1 Prescriptive compliance method. Alterations, additions and changes of occupancy complying with Chapter 5 of this code in buildings complying with the *California Fire Code* shall be considered in compliance with the provisions of this code.

Exception: Hospital buildings removed from acute care service, skilled nursing facilities, intermediate-care facilities, correctional treatment centers, and acute psychiatric hospitals [OSHDP 1R, 2, 4, and 5]. The provisions of adopted sections in Chapters 3 through 5 shall control the alteration, repair and change of occupancy or function of existing structures for applications listed in Section 1.10.1, 1.10.2, 1.10.4, and 1.10.5 regulated by the Office of Statewide Health Planning and Development (OSHDP). Refer to Chapter 3A for services, systems and utilities that serve OSHDP 1 buildings.

301.3.2 Work area compliance method. Alterations, additions and changes of occupancy complying with the applicable requirements of Chapters 6 through 12 of this code shall be considered in compliance with the provisions of this code.

Note: [HCD 1 & HCD 2] The provisions contained in Chapters 6 through 12 are not adopted by HCD, but may be available for adoption by a local ordinance. (See Section 1.1.11.)

301.3.3 Performance compliance method. Alterations, additions and changes of occupancy complying with Chapter 13 of this code shall be considered in compliance with the provisions of this code.

Note: [HCD 1 & HCD 2] The provisions contained in Chapter 13 are not adopted by HCD, but may be available for adoption by a local ordinance. (See Section 1.1.11.)

301.4 Relocated or moved buildings. Relocated or moved buildings shall comply with the requirements of Chapter 14.

301.5 Compliance with accessibility. [HCD 1-AC] Accessibility requirements for covered multifamily dwellings, as defined in Chapter 2 of the *California Building Code*, are promulgated under HCD authority and are located in Chapter 11A of the *California Building Code*.

SECTION 302 GENERAL PROVISIONS

302.1 Applicability. The provisions of Section 302 apply to all alterations, repairs, additions, relocations of structures and changes of occupancy regardless of compliance method.

302.2 Dangerous conditions. The code official shall have the authority to require the elimination of conditions deemed dangerous.

302.2.1 Dangerous conditions. [BSC] Regardless of the extent of structural or nonstructural damage, the code official shall have the authority to require the elimination of conditions deemed dangerous.

302.3 Additional codes. Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in this code and the *California Energy Code*, *California Fire Code*, *California Mechanical Code*, *California Plumbing Code*, *California Residential Code* and *California Electrical Code*. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.

302.4 Existing materials. Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the building official to be unsafe.

302.5 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs and alterations, provided that unsafe conditions are not created. Hazardous materials shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location. [HCD 1] Local ordinances or regulations shall permit the replacement, retention and extension of original materials, and the use of original methods of construction, for any building or accessory structure, provided such building or structure complied with the building code provisions in effect at the time of original construction and the building or accessory structure does not become or continue to be a substandard building. For additional information, see *Health and Safety Code* Sections 17912, 17920.3, 17922(d), 17922.3, 17958.8 and 17958.9.

Exception: No replacement residential garage door shall be installed to connect the replacement door to an existing residential automatic garage door opener that does not have a battery backup function designed to keep the garage door operational without interruption during an electrical outage. See Health and Safety Code Section 19892.

[BS] **302.5.1 New structural members and connections.** New structural members and connections shall comply with the detailing provisions of the *California Building Code* for new buildings of similar structure, purpose and location.

Exception: Where alternative design criteria are specifically permitted.

302.6 Occupancy and use. Where determining the appropriate application of the referenced sections of this code, the occupancy and use of a building shall be determined in accordance with Chapter 3 of the *California Building Code*.

SECTION 303 STRUCTURAL DESIGN LOADS AND EVALUATION AND DESIGN PROCEDURES

[BS] 303.1 Live loads. Where an addition or alteration does not result in increased design live load, existing gravity load-carrying structural elements shall be permitted to be evaluated and designed for live loads approved prior to the addition or alteration. If the approved live load is less than that required by Section 1607 of the *California Building Code*, the area designated for the nonconforming live load shall be posted with placards of approved design indicating the approved live load. Where the addition or alteration results in increased design live load, the live load required by Section 1607 of the *California Building Code* shall be used.

[BS] 303.2 Snow loads on adjacent buildings. Where an alteration or addition changes the potential snow drift effects on an adjacent building, the code official is authorized to enforce Section 7.12 of ASCE 7.

[BS] 303.3 Seismic evaluation and design procedures. Where required, seismic evaluation or design shall be based on the procedures and criteria in this section, regardless of which compliance method is used.

[BS] 303.3.1 Compliance with full seismic forces. Where compliance requires the use of full seismic forces, the criteria shall be in accordance with one of the following:

1. One-hundred percent of the values in the *California Building Code*. Where the existing seismic force-resisting system is a type that can be designated as “Ordinary,” values of R , Ω_0 and C_d used for analysis in accordance with Chapter 16 of the *California Building Code* shall be those specified for structural systems classified as “Ordinary” in accordance with Table 12.2-1 of ASCE 7, unless it can be demonstrated that the structural system will provide performance equivalent to that of a “Detailed,” “Intermediate” or “Special” system.

lent to that of a “Detailed,” “Intermediate” or “Special” system.

2. ASCE 41, using a Tier 3 procedure and the two-level performance objective in Table 303.3.1 for the applicable risk category.

[BS] 303.3.2 Compliance with reduced seismic forces. Where seismic evaluation and design is permitted to use reduced seismic forces, the criteria used shall be in accordance with one of the following:

1. The *California Building Code* using 75 percent of the prescribed forces. Values of R , Ω_0 and C_d used for analysis shall be as specified in Section 303.3.1 of this code.
2. Structures or portions of structures that comply with the requirements of the applicable chapter in Appendix A as specified in Items 2.1 through 2.4 and subject to the limitations of the respective Appendix A chapters shall be deemed to comply with this section.
 - 2.1. The seismic evaluation and design of unreinforced masonry bearing wall buildings in Risk Category I or II are permitted to be based on the procedures specified in Appendix Chapter A1.
 - 2.2. Seismic evaluation and design of the wall anchorage system in reinforced concrete and reinforced masonry wall buildings with flexible diaphragms in Risk Category I or II are permitted to be based on the procedures specified in Chapter A2.
 - 2.3. Seismic evaluation and design of cripple walls and sill plate anchorage in residential buildings of light-frame wood construction in Risk Category I or II are permitted to be based on the procedures specified in Chapter A3.

**[BS] TABLE 303.3.1
PERFORMANCE OBJECTIVES FOR USE IN ASCE 41 FOR COMPLIANCE WITH FULL SEISMIC FORCES**

RISK CATEGORY (Based on CBC Table 1604.5)	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-1N EARTHQUAKE HAZARD LEVEL	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-2N EARTHQUAKE HAZARD LEVEL
I	Life Safety (S-3)	Collapse Prevention (S-5)
II	Life Safety (S-3)	Collapse Prevention (S-5)
III	Damage Control (S-2)	Limited Safety (S-4)
IV	Immediate Occupancy (S-1)	Life Safety (S-3)

**[BS] TABLE 303.3.2
PERFORMANCE OBJECTIVES FOR USE IN ASCE 41 FOR COMPLIANCE WITH REDUCED SEISMIC FORCES**

RISK CATEGORY (Based on CBC Table 1604.5)	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-1E EARTHQUAKE HAZARD LEVEL	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-2E EARTHQUAKE HAZARD LEVEL
I	Life Safety (S-3). See Note a	Collapse Prevention (S-5)
II	Life Safety (S-3). See Note a	Collapse Prevention (S-5)
III	Damage Control (S-2). See Note a	Limited Safety (S-4). See Note b
IV	Immediate Occupancy (S-1)	Life Safety (S-3). See Note c

- a. For Risk Categories I, II and III, the Tier 1 and Tier 2 procedures need not be considered for the BSE-1E earthquake hazard level.
- b. For Risk Category III, the Tier 1 screening checklists shall be based on the Collapse Prevention, except that checklist statements using the Quick Check provisions shall be based on MS -factors that are the average of the values for Collapse Prevention and Life Safety.
- c. For Risk Category IV, the Tier 1 screening checklists shall be based on Collapse Prevention, except that checklist statements using the Quick Check provisions shall be based on MS -factors for Life Safety.

- 2.4. Seismic evaluation and design of soft, weak, or open-front wall conditions in multiple-unit residential buildings of wood construction in Risk Category I or II are permitted to be based on the procedures specified in Chapter A4.
3. ASCE 41, using the performance objective in Table 303.3.2 for the applicable risk category.

SECTION 304 IN-SITU LOAD TESTS

[BS] 304.1 General. Where used, in-situ load tests shall be conducted in accordance with Section 1708 of the *California Building Code*.

SECTION 305 ACCESSIBILITY FOR EXISTING BUILDINGS (Not adopted by HCD or OSHPD)

[DSA-AC] Buildings or facilities where accessibility is required for applications listed in Title 24, Part 2, *California Building Code*, Chapter 1, Section 1.9.1 regulated by the Division of the State Architect-Access Compliance shall comply with Title 24, Part 2, *California Building Code*, Chapter 11A or Chapter 11B, as applicable.

305.1 Scope. The provisions of Sections 305.1 through 305.9 apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

Note: [HCD 1-AC] Accessibility requirements for covered multifamily dwellings, as defined in Chapter 2 of the *California Building Code*, are promulgated under HCD authority and are located in Chapter 11A of the *California Building Code*.

305.2 Maintenance of facilities. A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy.

305.3 Extent of application. An alteration of an existing facility shall not impose a requirement for greater accessibility than that which would be required for new construction. Alterations shall not reduce or have the effect of reducing accessibility of a facility or portion of a facility.

305.4 Change of occupancy. Existing buildings that undergo a change of group or occupancy shall comply with this section.

Exception: Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities undergoing a change of occupancy in conjunction with alterations where the work area is 50 percent or less of the aggregate area of the building.

305.4.1 Partial change of occupancy. Where a portion of the building is changed to a new occupancy classification, any alterations shall comply with Sections 305.6, 305.7 and 305.8.

305.4.2 Complete change of occupancy. Where an entire building undergoes a change of occupancy, it shall comply with Section 305.4.1 and shall have all of the following accessible features:

1. Not fewer than one accessible building entrance.

2. Not fewer than one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1111 of the *International Building Code*.
4. Accessible parking, where parking is being provided.
5. Not fewer than one accessible passenger loading zone, where loading zones are provided.
6. Not fewer than one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, Items 1 through 6 shall conform to the requirements to the maximum extent technically feasible.

Exception: The accessible features listed in Items 1 through 6 are not required for an accessible route to Type B units.

305.5 Additions. Provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, a primary function shall comply with the requirements in Section 305.7.

305.6 Alterations. A facility that is altered shall comply with the applicable provisions in Chapter 11 of the *International Building Code*, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Section 305.7.
2. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in existing facilities.
3. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.
4. Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities undergoing alterations where the work area is 50 percent or less of the aggregate area of the building.

305.7 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities and drinking fountains serving the area of primary function.

Exceptions:

1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.

3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of a facility.
5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

305.8 Scoping for alterations. The provisions of Sections 305.8.1 through 305.8.15 shall apply to alterations to existing buildings and facilities.

305.8.1 Entrances. Where an alteration includes alterations to an entrance that is not accessible, and the facility has an accessible entrance, the altered entrance is not required to be accessible unless required by Section 305.7. Signs complying with Section 1111 of the *International Building Code* shall be provided.

305.8.2 Elevators. Altered elements of existing elevators shall comply with *California Code of Regulations, Title 8, Division 1, Chapter 4, Subchapter 6, Elevator Safety Orders* and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

305.8.3 Platform lifts. Platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.

305.8.4 Stairways and escalators in existing buildings. Where an escalator or stairway is added where none existed previously and major structural modifications are necessary for installation, an accessible route shall be provided between the levels served by the escalator or stairways in accordance with Section 1104.4 of the *International Building Code*.

305.8.5 Ramps. Where slopes steeper than allowed by Section 1012.2 of the *International Building Code* are necessitated by space limitations, the slope of ramps in or providing access to existing facilities shall comply with Table 305.8.5.

**TABLE 305.8.5
RAMPS**

SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1 inch = 25.4 mm.

305.8.6 Accessible dwelling or sleeping units. Where Group I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered or added, the requirements of Section 1107 of the *International Building Code* for Accessible units apply only to the quantity of spaces being altered or added.

305.8.7 Type A dwelling or sleeping units. Where more than 20 Group R-2 dwelling or sleeping units are being altered or added, the requirements of Section 1107 of the *International Building Code* for Type A units apply only to the quantity of the spaces being altered or added.

305.8.8 Type B dwelling or sleeping units. Where four or more Group I-1, I-2, R-1, R-2, R-3 or R-4 dwelling or sleeping units are being added, the requirements of Section 1107 of the *International Building Code* for Type B units apply only to the quantity of the spaces being added. Where Group I-1, I-2, R-1, R-2, R-3 or R-4 dwelling or sleeping units are being altered and where the *work area* is greater than 50 percent of the aggregate area of the building, the requirements of Section 1107 of the *International Building Code* for Type B units apply only to the quantity of the spaces being altered.

305.8.9 Jury boxes and witness stands. In alterations, accessible wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where the ramp or lift access restricts or projects into the required means of egress.

305.8.10 Toilet rooms. Where it is technically infeasible to alter existing toilet and bathing rooms to be accessible, an accessible family or assisted-use toilet or bathing room constructed in accordance with Section 1109.2.1 of the *International Building Code* is permitted. The family or assisted-use toilet or bathing room shall be located on the same floor and in the same area as the existing toilet or bathing rooms. At the inaccessible toilet and bathing rooms, directional signs indicating the location of the nearest family or assisted-use toilet room or bathing room shall be provided. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

305.8.11 Additional toilet and bathing facilities. In assembly and mercantile occupancies, where additional toilet fixtures are added, not fewer than one accessible family or assisted-use toilet room shall be provided where required by Section 1109.2.1 of the *International Building Code*. In recreational facilities, where additional bathing rooms are being added, not fewer than one family or assisted-use bathing room shall be provided where required by Section 1109.2.1 of the *International Building Code*.

305.8.12 Dressing, fitting and locker rooms. Where it is technically infeasible to provide accessible dressing, fitting or locker rooms at the same location as similar types of rooms, one accessible room on the same level shall be provided. Where separate-sex facilities are provided, accessible rooms for each sex shall be provided. Separate-sex facilities are not required where only unisex rooms are provided.

305.8.13 Fuel dispensers. Operable parts of replacement fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum, measuring from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

305.8.14 Thresholds. The maximum height of thresholds at doorways shall be $\frac{3}{4}$ inch (19.1 mm). Such thresholds shall have beveled edges on each side.

305.8.15 Amusement rides. Where the structural or operational characteristics of an amusement ride are altered to the extent that the amusement ride's performance differs from that specified by the manufacturer or the original

design, the amusement ride shall comply with requirements for new construction in Section 1110.4.8 of the *International Building Code*.

305.9 Historic buildings. These provisions shall apply to facilities designated as historic structures that undergo alterations or a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the facility, as determined by the authority having jurisdiction, the alternative requirements of Sections 305.9.1 through 305.9.4 for that element shall be permitted.

Exception: Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in historic buildings.

305.9.1 Site arrival points. Not fewer than one accessible route from a site arrival point to an accessible entrance shall be provided.

305.9.2 Multiple-level buildings and facilities. An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

305.9.3 Entrances. Not fewer than one main entrance shall be accessible.

Exception: If a public entrance cannot be made accessible, an accessible entrance that is unlocked while the building is occupied shall be provided; or, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Signs complying with Section 1111 of the *International Building Code* shall be provided at the public entrance and the accessible entrance.

305.9.4 Toilet and bathing facilities. Where toilet rooms are provided, not fewer than one accessible family or assisted-use toilet room complying with Section 1109.2.1 of the *International Building Code* shall be provided.

SECTION 306 RESERVED

SECTION 307 [OSHPD 1R, 2, and 5] SERVICES/SYSTEMS AND UTILITIES

307.1 Services/systems and utilities. Services/systems and utilities shall only originate in, pass through or under structures which are under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD).

SECTION 308 [OSHPD 1R, 2 and 5] MEANS OF EGRESS

308.1 General. Means of egress through existing buildings shall be in accordance with the California Building Code, except as modified in this section.

308.1.1 Jurisdiction. Means of egress shall only pass through buildings that are under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD).

SECTION 309 [OSHPD 1R] HOSPITAL SPC AND FREESTANDING BUILDINGS REMOVED FROM GENERAL ACUTE CARE SERVICE REMAINING UNDER THE JURISDICTION OF OSHPD

309.1 General. The provisions of this section shall apply to hospital SPC and freestanding buildings that have been removed from Acute Care Service per California Existing Building Code Section 309A but remain under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD). These buildings may house various occupancies, uses and functions in accordance with this section. The requirements for those various occupancies, uses and functions shall be in accordance with the provisions of the California Building Standards Code, specific to each. The designation OSHPD 1R shall be limited to provisions applicable to the overall hospital SPC or freestanding building.

309.1.1 Non-general acute care hospital (non-GACH) SPC buildings. Non-GACH SPC buildings shall conform to the requirements of Section 1.10.1 [OSHPD 1R].

309.1.2 Freestanding buildings. Application and enforcement of freestanding buildings removed from general acute care services but remaining under OSHPD jurisdiction shall be in accordance with Section 1.10.1 [OSHPD 1R].

Freestanding hospital-owned clinics shall be permitted to be under the jurisdiction of OSHPD in accordance with the California Administrative Code Sections 7-2104, 7-2105, and 7-2106.

309.1.3 Non-General Acute Care Building (non-GACH SPC building) access. All access points into hospital SPC buildings removed from general acute care service shall prominently display signage at each access point stating “NO GENERAL ACUTE CARE SERVICES BEYOND THIS POINT.”

309.2 Definitions.

FREESTANDING. Refer to Part 1, California Administrative Code, Chapter 7.

SPC BUILDING. Refer to Part 2, California Building Code, Chapter 2.

309.3 Buildings to remain under OSHPD jurisdiction.

309.3.1 Freestanding buildings containing qualifying nonacute care services. In order for a freestanding building, as defined in the California Administrative Code, Section 7-111, that is removed from general acute care service, to remain under OSHPD jurisdiction, it shall contain one or more qualifying nonacute care services. Qualifying nonacute care services include:

- a. Services considered “Outpatient Clinical Services” as defined in H&SC §129730(a):
 - i. Administrative space that directly supports hospital operations
 - ii. Central sterile supply
 - iii. Storage
 - iv. Morgue and autopsy facilities
 - v. Employee dressing rooms and lockers
 - vi. Janitorial and housekeeping facilities
 - vii. Laundry

b. Outpatient portions of the following services (with no more than 25 percent in-patient use), including but not limited to:

- i. Surgical
- ii. Chronic dialysis
- iii. Psychiatry
- iv. Rehabilitation, occupational therapy, or physical therapy
- v. Maternity
- vi. Dentistry
- viii. Chemical dependency

c. Services that duplicate Basic Services, as defined in H&SC §1250, or services that are provided as part of a Basic Service, but are not required for facility licensure (with no more than 25 percent in-patient use).

All hospital support services listed in Section 309.3.1 Item a that are located in an SPC building at the time general acute care services are removed may remain, provided the California Department of Public Health certifies to the Office that it has received and approved a plan that demonstrates how the health facility will continue to provide all basic services in the event of any emergency when the SPC building may no longer remain functional. This certification shall be submitted by the hospital to the Office prior to approval of the application to remove the SPC building from general acute care service.

309.3.2 SPC non-GACH buildings containing nonacute care services under existing license. The services listed in Section 309.3.1 shall be permitted as follows:

a. Existing approved nonacute care services shall be permitted to remain. The enforcement agency may require evidence that the existing occupancies and services were in compliance at the time they were located in the SPC building. All hospital support services listed in Section 309.3.1, Item a that are remaining in the SPC building removed from general acute care service shall be in excess of the minimum requirements for licensure and operation of the general acute care hospital. Prior approval by the California Department of Public Health shall be obtained by the hospital to maintain these services in the SPC building removed from acute care service.

b. New nonacute care services listed in Section 309.3.1, Item a shall be permitted, provided they are in excess of the minimum services required for licensure and operation of the general acute care hospital.

c. New nonacute care services listed in Section 309.3.1, Item b shall be permitted. These services require compliance with the current functional requirements for that service as defined in Part 2, California Building Code, Section 1224.39, subject to the provisions of Section 506.1.

d. New nonacute care services listed in Section 309.3.1, Item c shall be permitted provided they are in excess of the minimum services required for licensure and operation of the general acute care hospital. If patients are served by this service, it must

meet the current functional requirements for that service as defined in Part 2, California Building Code, Section 1224.39, subject to the provisions of Section 506.1.

309.3.3 SPC non-GACH buildings containing a change of licensed nursing services under existing license. A change of service or function for all, or a portion, of the SPC building removed from general acute care service requires compliance with the current functional requirements for that service as defined in Part 2, California Building Code, Section 1224, subject to the provisions of Section 506.1.

309.3.3.1 Intermediate care and/or skilled nursing services. When general acute care services are removed from an SPC building which is intended to be used for separate and distinct intermediate care and/or skilled nursing services, and the new services will be licensed under the existing license of the general acute care hospital, these new services shall comply with current functional requirements as defined in Part 2, Section 1224.38 and/or 1224.40, and Section 307A.1.1.1.5 for a nonconforming hospital building.

309.3.3.2 Psychiatric nursing service. When general acute care services are removed from an SPC building which is intended to be used for separate and distinct psychiatric nursing services, and the new services will be licensed under the existing license of the general acute care hospital, these new services shall comply with current functional requirements for that service as defined in Part 2, Section 1224.31, and Section 307A.1.1.1.5 for a nonconforming hospital building.

309.3.4 SPC non-GACH buildings containing other occupancies and/or uses. Other occupancies and/or uses shall comply with the occupancy/use requirements of the California Building Standards Code for that occupancy or use. Subject to the approval of the building official, the use or occupancy of existing buildings is allowed to be occupied for purposes in other groups, or within the same group, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

309.3.5 Vacant space. Spaces vacated through the removal of general acute care services that are intended to remain vacant must be in conformance with Part 2, California Building Code, Section 116.1. The hospital shall submit a project to the Office to demonstrate remediation of potential unsafe and insanitary conditions.

SECTIONS 310–312 RESERVED

SECTION 313 EXISTING GROUP R-1 AND GROUP R-2 OCCUPANCIES [SFM]

313.1 Scope. The provisions of this section are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings classified as Group R Occupancies.

313.1.1 Application. In accordance with Health and Safety Code Section 13143.2, the provisions of Sections 313.2 through 313.12 shall only apply to multiple-story

structures existing on January 1, 1975, let for human habitation, including, and limited to, apartment houses, hotels, and motels wherein rooms used for sleeping are let above the ground floor.

313.2 Number of exits. Every apartment and every other sleeping room shall have access to not less than two exits when the occupant load is 10 or more (exits need not be directly from the apartment or sleeping room). A fire escape as specified herein may be used as one required exit.

Subject to approval of the authority having jurisdiction, a ladder device as specified herein may be used in lieu of a fire escape when the construction feature or the location of the building on the property cause the installation of a fire escape to be impractical.

313.3 Stair construction. All stairs shall have a minimum run of 9 inches (229 mm) and a maximum rise of 8 inches (203 mm) and a minimum width exclusive of handrails of 30 inches (762 mm). Every stairway shall have at least one handrail. A landing having a minimum horizontal dimension of 30 inches (762 mm) shall be provided at each point of access to the stairway.

313.4 Interior stairways. Every interior stairway shall be enclosed with walls of not less than 1-hour fire-resistive construction. Where existing partitions form part of a stairwell enclosure, wood lath and plaster in good condition will be acceptable in lieu of 1-hour fire-resistive construction. Doors to such enclosures shall be protected by a self-closing door equivalent to a solid wood door with a thickness of not less than $1\frac{3}{4}$ inches (44.5 mm).

Enclosures shall include all landings between flights and any corridors, passageways or public rooms necessary for continuous exit to the exterior of the buildings. The stairway need not be enclosed in a continuous shaft if cut off at each story by the fire-resistive construction required by this subsection for stairwell enclosures. Enclosures shall not be required if an automatic sprinkler system is provided for all portions of the building except bedrooms, apartments and rooms accessory thereto. Interior stairs and vertical openings need not be enclosed in two-story buildings.

313.5 Exterior stairways. Exterior stairways shall be non-combustible or of wood of not less than 2-inch (51 mm) nominal thickness with solid treads and risers.

313.6 Fire escapes, exit ladder devices. Fire escapes may be used as one means of egress if the pitch does not exceed 60 degrees, the width is not less than 18 inches (457 mm), the treads are not less than 4 inches (102 mm) wide, and they extend to the ground or are provided with counterbalanced stairs reaching to the ground. Access shall be by an opening having a minimum dimension of 29 inches (737 mm) when open. The sill shall not be more than 30 inches (762 mm) above the floor and landing.

A ladder device, when used in lieu of a fire escape, shall conform to Section 313.6.1 and the following:

1. Serves an occupant load of nine people or less or a single dwelling unit or hotel room.
2. The building does not exceed three stories in height.
3. The access is adjacent to an opening as specified for emergency egress or rescue or from a balcony.

4. The device does not pass in front of any building opening below the unit being served.
5. The availability of activating the ladder device is accessible only to the opening or balcony served.
6. The device as installed will not cause a person using it to be within 12 feet (3658 mm) of exposed energized high-voltage conductors.

313.6.1 Exit ladder devices.

313.6.1.1 Scope. This standard for exit ladder devices is applicable where such devices are permitted by the building official for installation on existing apartment houses and hotels in conformance with the California Building Code.

313.6.1.2 Instructions. Installation shall be in accordance with the manufacturer's instructions. Instructions shall be illustrated and shall include directions and information adequate for attaining proper and safe installation of the product. Where exit ladder devices are intended for mounting on different support surfaces, specific installation instructions shall be provided for each surface.

313.6.1.3 General design. All load-bearing surfaces and supporting hardware shall be of noncombustible materials. Exit ladder devices shall have a minimum width of 12 inches (305 mm) when in the position intended for use. The design load shall not be less than 400 pounds (1780N) for 16-foot (4877 mm) length and 600 pounds (2699N) for 25-foot (7620 mm) length.

313.6.1.4 Performance.

313.6.1.4.1 Exit ladder devices shall be capable of withstanding an applied load of four times the design load when installed in the manner intended for use. Test loads shall be applied for a period of one hour.

313.6.1.4.2 Exit ladder devices of the retractable type shall, in addition to the static load requirements of Section 413.6.1.4.1 of the California Building Code, be capable of withstanding the following tests:

1. Rung strength.
2. Rung-to-side-rail shear strength.
3. Release mechanism.
4. Low temperature.

313.6.1.5 Rung-strength test. Rungs of retractable exit ladder devices shall be capable of withstanding a load of 1,000 pounds (4448N) when applied to a $3\frac{1}{2}$ -inch-wide (89 mm) block resting at the center of the rung. The test load shall be applied for a period of 1 hour. The ladder shall remain operational following this test.

313.6.1.6 Rung-to-side-rail shear test. Rungs of retractable exit ladder devices shall be capable of withstanding 1,000 (4448N) when applied to a $3\frac{1}{2}$ -inch-wide (89 mm) block resting on the center rung as near the side rail as possible. The test load shall be applied for a period of 1 hour. Upon removal of the test load the fasteners attaching the rung to the side rail shall show no evidence of failure. The ladder shall remain operational following the test.

313.6.1.7 Release mechanism test. The release mechanism of retractable exit ladder devices shall operate with an average applied force of not more than 5 pounds (22.2N) for hand-operated releasing mechanisms and an average applied force of not more than 25 pounds (111N) for foot-pedal types of releasing mechanisms. For these tests, a force gauge shall be applied to the release mechanism, and the average of three consecutive readings shall be computed.

313.6.1.8 Low temperature operation test. Representative samples of the exit ladder devices shall be subjected to a temperature of -40°C in an environmental chamber for a period of 24 hours. The release mechanism shall be operated immediately upon removal from the chamber. The ladder device shall function as intended without any restriction of operation.

313.7 Doors and openings. Exit doors and openings shall meet the requirements of Sections 1008.1.2, 1008.8.1.8, 1008.1.9 and 708.6 of the California Building Code. Doors shall not reduce the required width of stairway more than 6 inches (152 mm) when open. Transoms and openings other than doors from corridors to rooms shall be fixed closed and shall be covered with a minimum of $3/4$ -inch (19 mm) plywood or $1/2$ -inch (13 mm) gypsum wallboard or equivalent material.

Exceptions:

1. Existing solid-bonded wood-core doors $1\frac{3}{8}$ inches thick (34.9 mm), or their equivalent may be continued in use.
2. Where the existing frame will not accommodate a door complying with Section 708.6 of the California Building Code, a $1\frac{3}{8}$ -inch-thick (35 mm) solid-bonded wood-core door may be used.

313.8 Exit signs. Every exit doorway or change of direction of a corridor shall be marked with a well-lighted exit sign having letters at least 5 inches (127 mm) high.

313.9 Enclosure of vertical openings. Elevators, shafts, ducts and other vertical openings shall be enclosed as required for stairways in Section 313.5 or by wired glass set in metal frames. Doors shall be noncombustible or as regulated in Section 313.5.

313.10 Separation of occupancies. Occupancy separations shall be provided as specified in Section 508 of the California Building Code. Lobbies and public dining rooms, not including cocktail lounges, shall not require a separation if the kitchen is so separated from the dining room. Every room containing a boiler or central heating plant shall be separated from the rest of the building by not less than a one-hour fire-resistive occupancy separation.

Exception: A separation shall not be required for such rooms with equipment serving only one dwelling unit.

313.11 Equivalent protection. In lieu of the separation of occupancies required by Section 313.10, equivalent protection may be permitted when approved by the enforcement agency.

Exception: The provisions of Sections 313.3 through 313.11 above shall not apply to any existing apartment house, hotel or motel having floors (as measured from the

top of the floor surface) used for human occupancy located more than 75 feet (22 860 mm) above the lowest floor level having building access which is subject to the provisions of Section 314 and the California Fire Code, relating to existing high-rise buildings.

Note: In accordance with Health and Safety Code Section 17920.7, the provisions of Sections 313.3 through 313.11 above shall apply only to multiple-story structures existing on January 1, 1975, let for human habitation including, and limited to, apartments, houses, hotels and motels wherein rooms used for sleeping are let above the ground floor.

313.12 Fire alarms.

313.12.1 General. Every apartment house three or more stories in height or containing more than 15 apartments, every hotel three or more stories in height or containing 20 or more guest rooms, shall have installed therein an automatic or manually operated fire alarm system. Such fire alarm systems shall be so designed that all occupants of the building may be warned simultaneously and shall be in accordance with the California Fire Code. See Section 314.14 for special requirements in buildings over 75 feet (22 860 mm) in height.

Exception: A fire alarm system need not be installed provided such apartment house or hotel is separated by an unpierced wall of not less than 4-hour fire resistance in buildings of Type IA, Type IIB, Type III or Type IV construction and 2-hour fire resistance in buildings of all other types of construction provided:

1. Areas do not exceed the number of apartments or guest rooms stipulated.
2. The fire-resistive wall conforms to the requirements of Section 706.6 of the California Building Code.
3. The wall complies with all other applicable provisions of the California Building Code.
4. The wall extends to all outer edges of horizontal projecting elements, such as balconies, roof overhangs, canopies, marquees or architectural projections.
5. No openings are permitted for air ducts or similar penetrations, except that openings for pipes, conduits and electrical outlets of copper, sheet steel or ferrous material shall be permitted through such wall and need not be protected, provided they do not unduly impair the required fire resistance of the assembly.
6. Tolerances around such penetrations shall be filled with approved noncombustible materials.

313.12.2 Installation. The installation of all fire alarm equipment shall be in accordance with the California Fire Code.

313.13 Existing Group R Occupancy high-rise buildings.

313.13.1 General. Regardless of other provisions of these regulations relating to existing high-rise buildings, requirements relative to existing Group R-1 or Group R-2 Occu-

pancies shall not be less restrictive than those established pursuant to Health and Safety Code Section 13143.2.

313.13.2 Corridor openings. Openings in corridor walls and ceilings shall be protected by not less than 1³/₄-inch (44.5 mm) solid-bonded wood-core doors, 1/4-inch-thick (6 mm) wired glass conforming to Section 715.1 of the California Building Code, by approved fire dampers or by equivalent protection in lieu of any of these items. Transoms shall be fixed closed with material having a fire-resistive rating equal to 1/2-inch (12.7 mm) Type X gypsum wallboard or equivalent material installed on both sides of the opening.

313.13.3 Fire alarm systems. Notwithstanding the provisions of Section 403 of the California Building Code, every existing high-rise building used for the housing of a Group R-1 or Group R-2 Occupancies shall have installed therein a fire alarm system conforming to this subsection.

313.13.3.1 General. Every apartment house and every hotel shall have installed therein an automatic or manually operated fire alarm system. Such fire alarm systems shall be so designed that all occupants of the building may be warned simultaneously.

313.13.3.2 Installation. The installation of all fire alarm equipment shall be in accordance with the California Fire Code.

313.13.3.3 Fire-extinguishing systems. Automatic fire-extinguishing systems installed in any structure subject to these regulations shall have an approved flow indicator electrically interconnected to the required fire alarm system.

SECTION 314 EXISTING HIGH-RISE BUILDINGS [SFM]

314.1 Scope and definition. The provisions of Sections 314.1 through 314.27 shall apply to every existing high-rise building of any type of construction or occupancy having floors (as measured from the top of the floor surface) used for human occupancy located more than 75 feet (22 860 mm) above the lowest floor level having building access.

Exceptions:

1. Hospitals, as defined in Section 1250 of the Health and Safety Code.
2. The following structures, while classified as high-rise buildings, shall not be subject to the provisions of Sections 314.1 through 314.27, but shall conform to all applicable provisions of these regulations.
 - 2.1. Building used exclusively as open parking garages.
 - 2.2. Buildings where all floors above the 75 foot (22 860 mm) level are used exclusively as open parking garages.
 - 2.3. Floors of buildings used exclusively as open parking garages and located above all other floors used for human occupancy.
 - 2.4. Buildings such as power plants, look-out towers, steeples, grain houses, and similar struc-

tures, when so determined by the enforcing agency.

2.5. Buildings used exclusively for jails and prisons. For the purposes of this section, "building access" shall mean an exterior door opening conforming to all of the following:

- 2.5.1. Suitable and available for fire department use.
- 2.5.2. Located not more than 2 feet (610 mm) above the adjacent ground level.
- 2.5.3. Leading to a space, room or area having foot traffic communication capabilities with the remainder of the building.
- 2.5.4. Designed to permit penetration through the use of fire department forcible-entry tools and equipment unless other approved arrangements have been made with the fire authority having jurisdiction.

"Existing high-rise structure" means a high-rise structure, the construction of which is commenced or completed prior to July 1, 1974.

For the purpose of this section, construction shall be deemed to have commenced when plans and specifications are more than 50 percent complete and have been presented to the local jurisdiction prior to July 1, 1974. Actual construction of such buildings shall commence on or before January 1, 1976, unless all provisions for new buildings have been met.

314.2 Compliance data. Except as may be otherwise specified, existing high-rise building shall conform to the applicable requirements of these regulations by April 26, 1979.

Exception: The period of compliance may be extended upon showing of good cause for such extension if a systematic and progressive plan of correction is submitted to, and approved by, the enforcing agency. Such extension shall not exceed two years from the date of approval of such plan. Any plan of correction submitted pursuant to this exception shall be submitted and approved on or before April 26, 1979.

314.3 Continued use. Existing high-rise building may have their use continued if they conform, or are made to conform, to the intent of the provisions of Sections 314.5 through 314.27 to provide for the safety of the occupants of the high-rise buildings and person involved in fire-suppression activities.

314.4 Alternate protection. Alternate means of egress, fire walls or fire barriers, smoke barriers, automatic fire detection or fire-extinguishing systems, or other fire-protection devices, equipment or installations may be approved by the enforcing agency to provide reasonable and adequate life safety as intended by Sections 314.5 through 314.27 for existing high-rise buildings.

314.5 Basic provisions. The provisions outlined in Sections 314.1 through 314.27 are applicable to every existing highrise building.

314.6 Minimum construction. Existing wood lath and plaster, existing $\frac{1}{2}$ -inch (12.7 mm) gypsum wallboard, existing installations of $\frac{1}{2}$ -inch thick (12.7 mm) wired glass which are or are rendered inoperative and fixed in a closed position, or other existing materials having similar fire-resistive capabilities shall be acceptable. All such assemblies shall be in good repair, free of any condition which would diminish their original fire-resistive characteristics.

Where $1\frac{3}{4}$ -inch (44.5 mm) solid-bonded wood-core doors are specified in these regulations for existing high-rise buildings, new or existing $1\frac{3}{8}$ -inch (34.9 mm) doors shall be acceptable where existing framing will not accommodate a $1\frac{3}{4}$ -inch (44.5 mm) door.

Note: It is the intent of this provisions that existing wood frames may have their use continued.

314.7 New construction. All new construction shall be composed of materials and assemblies of materials conforming to the fire-resistive provisions of these regulations. In no case shall enclosure walls be required to be of more than one-hour fire-resistive construction.

Exception: When approved by the enforcing agency, materials specified in Section 314.6 may be used for new construction when necessary to maintain continuity of design and measurement of existing construction.

314.8 Exits. Every floor from an existing high-rise building shall have access to two separate means of egress, one of which, when approved by the enforcing agency, may be an existing exterior fire escape. New installations of smoke-proof enclosures shall not be required.

Note: In determining the adequacy of exits and their design, Chapter 10 of the California Building Code may be used as a guide. It is the intent of this section that every existing high-rise building need not mandatorily conform or be made to conform with the requirements for new high-rise buildings. Reasonable judgment in the application of requirements must be exercised by the enforcing agency.

314.9 Fire escapes. An existing fire escape in good structural condition may be acceptable as one of the required means of egress from each floor. Access to such fire escapes may be by any one of the following:

1. Through a room between the corridor and the fire escape if the door to the room is operable from the corridor side without the use of any key, special knowledge or effort.
2. By a door operable to a fire escape from the interior without the use of any key, special knowledge or effort.
3. By a window operable from the interior. Such window shall have a minimum dimension of 29 inches (737 mm) when open.
4. The sill shall not be more than 30 inches (762 mm) above the floor and landing.

314.10 Protection of exterior openings. When an existing fire escape is accepted as one of the required means of egress, openings onto the fire escape landing and openings within 5 feet (1524 mm) horizontally of the landings shall be protected in a manner acceptable to the enforcing agency.

314.11 Locking of stairway doors. When exit doors from corridors to exit stairways are locked to prohibit access from the stairway side, the locking mechanisms shall be retracted to the unlocked position upon failure of electrical power and a telephone or other two-way communication system connected to an approved emergency service that operates continuously shall be provided at not less than every fifth floor in each required stairway. In lieu thereof, master keys which will unlock all such doors from the stairway side shall be provided in such numbers and locations as approved by the enforcing agency.

314.12 Enclosures. Interior vertical shafts, including but not limited to, elevators, stairway and utility, shall be enclosed with construction as set forth in Section 314.6.

314.13 Opening protection. Doors in other than elevators, which shall be of a type acceptable to the enforcing agency, shall be approved one-hour, fire-rated, tight-fitting or gasketed doors or equivalent protection, and shall be of the normally closed type, self-closing or a type which will close automatically in accordance with Section 715 of the California Building Code.

Exception: In lieu of stairway enclosures, smoke barriers may be provided in such a manner that fire and smoke will not spread to other floors or otherwise impair exit facilities. In these instances, smoke barriers shall not be less than one-hour fire resistive with openings protected by not less than approved one-third-hour, fire-rated, tight-fitting or gasketed doors. Such doors shall be of the self-closing type or of a type which will close automatically in the manner specified in Section 715 of the California Building Code.

Doors crossing corridors shall be provided with wired-glass vision panels set in approved steel frames. Doors for elevators shall not be of the open-grille type.

314.14 Fire alarm system. Every existing high-rise building shall be provided with an approved fire alarm system. In department stores, retail sales stores and similar occupancies where the general public is admitted, such systems shall be of a type capable of alerting staff and employees. In office buildings and all other high-rise buildings, such systems shall be of a type capable of alerting all occupants simultaneously.

Exceptions:

1. In areas of public assemblage, the type and location of audible appliances shall be as determined by the enforcing agency.
2. When acceptable to the enforcing agency, the occupant voice notification system required by Section 314.20 may be used in lieu of the fire alarm system required by Section 314.14.

314.15 Existing systems. Existing fire systems, when acceptable to the enforcing agency, shall be deemed as conforming to the provisions of these regulations. For requirements for existing Group R-1 Occupancies, see Section 312.13.

314.16 Annunciation. When a new fire alarm system is installed, it shall be connected to an annunciator panel installed in a location approved by the enforcing agency. For purposes of annunciation, zoning shall be in accordance with Section 907.6.3 of the California Building Code.

314.17 Monitoring. Shall be in accordance with Section 907.6.5 of the California Building Code.

314.18 Systems interconnection. When an automatic fire detection system or automatic extinguishing system is installed, activation of such system shall cause the sounding of the fire alarm notification appliances at locations designated by the enforcing agency.

314.19 Manual fire alarm boxes. A manual fire alarm box shall be provided in the locations designated by the enforcing agency. Such locations shall be where boxes are readily accessible and visible and in normal paths of daily travel by occupants of the building.

314.20 Emergency voice/alarm communication system. An approved emergency voice/alarm system shall be provided in every existing high-rise building which exceeds 150 feet (45 720 mm) in height measured in the manner set forth in Section 312.1. Such system shall provide communication from a location available to and designated by the enforcing agency to not less than all public areas. The emergency voice/alarm system may be combined with a fire alarm system provide the combined system has been approved and listed by the State Fire Marshal. The sounding of a fire alarm signal in any given area or floor shall not prohibit voice communication to other areas of floors. Combination systems shall be designed to permit voice transmission to override the fire alarm signal, but the fire alarm signal shall not terminate in less than three minutes.

314.21 Fire department system. When it is determined by test that portable fire department communication equipment is ineffective, a communication system acceptable to the enforcing agency shall be installed within the building to permit emergency communication between fire-suppression personnel.

314.22 Interior wall and ceiling finish. Interior wall and ceiling finish of exitways shall conform to the provisions of Chapter 8 of the California Building Code. Where the materials used in such finishes do not conform to the provisions of Chapter 8 of the California Building Code, such finishes may be surfaced with an approved fire-retardant coating.

314.23 Ventilation. Natural or mechanical ventilation for the removal of products of combustion shall be provided in every story of an existing high-rise building. Such ventilation shall be any one or combination of the following: Panels or windows in the exterior wall which can be opened. Such venting facilities shall be provided at the rate of at least 20 square feet (1.86 m²) of opening per 50 lineal feet (15 240 lineal mm) of exterior wall in each story, distributed around the perimeter at not more than 50-foot (15 240 mm) intervals on at least two sides of the building. Approved fixed tempered glass may be used in lieu of openable panels or windows. When only selected panels or windows are of tempered glass, they shall be clearly identified as required by the enforcing agency. Any other design which will produce equivalent results.

314.24 Smoke control systems. Existing air-circulation systems shall be provided with an override switch in a location approved by the enforcing agency which will allow for the manual control of shutdown of the systems.

Exception: Systems which serve only a single floor, or portion thereof, without any penetration by ducts or other means into adjacent floors.

314.25 Elevator recall smoke detection. Smoke detectors for emergency operation of elevators shall be provided as required by Section 3003 of the California Building Code.

314.26 Exit signs and illumination. Exits and stairways shall be provided with exit signs and illumination as required by Sections 1011.1 and 1011.2 of the California Building Code.

314.27 Automatic sprinkler system—Existing high-rise buildings. Regardless of any other provisions of these regulations, every existing high-rise building of Type II-B, Type III-B or Type V-B construction shall be provided with an approved automatic sprinkler system conforming to NFPA 13.

SECTION 315 EXISTING GROUP I OCCUPANCIES [SFM]

315.1 General. Existing buildings housing existing protective social-care homes or facilities established prior to March 4, 1972 may have their use continued if they conform, or are made to conform, to the following provisions:

315.2 Use of floors. The use of floor levels in buildings of Type III, IV or V nonfire-rated construction may be as follows: Nonambulatory—first floor only; Ambulatory—not higher than the third-floor level, provided walls and partitions are constructed of materials equal in fire-resistive quality to that of wood lath and plaster in good repair and all walls are firestopped at each floor level.

315.3 Enclosure of exits and vertical openings. Except for two-story structures housing ambulatory guests, all interior stairs shall be enclosed in accordance with Chapter 10 of the California Building Code. In lieu of stairway enclosures, floor separations or smoke barriers may be provided in such a manner that fire and smoke will not spread rapidly to floors above or otherwise impair exit facilities. In these instances, floor separations or smoke barriers shall have a fire resistance equal to not less than 1/2-inch (13 mm) gypsum wall board on each side of wood studs with openings protected by not less than a 1 3/4-inch (44.5 mm) solid bonded wood-core door of the self-closing type. All other vertical openings shall be enclosed in accordance with the provisions of Section 314.6 and 314.13.

315.4 Exit access. Each floor or portion thereof of buildings used for the housing of existing protective social-care homes or facilities shall have access to not less than two exits in such a manner as to furnish egress from the building or structure in the event of an emergency substantially equivalent to the provisions of Chapter 10 of the California Building Code.

315.5 Corridor openings. Openings from rooms to interior corridors shall be protected by not less than 1 3/4-inch (44.5 mm) solid-bonded wood-core doors. Transoms and other similar openings shall be sealed with materials equivalent to existing corridor wall construction.

315.6 Interior finishes. Interior wall and ceiling finishes shall conform to the requirements for a Group R-1 Occu-

pancy as specified in Chapter 8 of the California Building Code.

315.7 Automatic fire sprinklers. Automatic sprinkler systems shall be installed in existing protective social-care occupancies in accordance with the provisions of Section 903.2.6 of the California Building Code.

315.8 Fire alarm systems. Automatic fire alarm systems shall be installed in existing protective social-care homes or facilities in accordance with the provisions of Section 907.2.6 of the California Building Code.

Exception: When an approved automatic sprinkler system conforming to Section 903.2.6 of the California Building Code is installed, a separate fire alarm system as specified in this section need not be provided.

SECTION 316 EXISTING GROUP L OCCUPANCIES [SFM]

316.1 Repairs general. Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this code section, provided the addition, alteration, or repair conforms to the requirements of this section.

316.2 Unsafe condition. Additions, repairs or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code, nor shall such additions or alterations cause the existing building or structure to become unsafe, or to be in violation of any of the provisions of this code. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate egress in compliance with the provisions of this code or will obstruct existing exits; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

316.3 Changes in use or occupancy. Any buildings that have alterations or additions, which involves a change in use or occupancy, shall not exceed the height, number of stories and area permitted for new buildings

316.4 Buildings not in compliance with code. Additions or alterations shall not be made to an existing building or structure when such existing building or structure is not in full compliance with the provisions of this code except when such addition or alteration will result in the existing building or structure being no more hazardous, based on life safety, fire safety and sanitation, than before such additions or alterations are undertaken.

316.5 Maintenance of structural and fire resistive integrity. Alterations or repairs to an existing building or structure that are nonstructural and do not adversely affect any structural member of any part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed. The installation or replacement of glass shall be as required for new installations.

316.6 Continuation of existing use. Buildings in existence at the time of the adoption of this code may have their existing use or occupancy continued if such use or occupancy was legal at the time of the adoption of this code, provided such continued use is not dangerous to life.

316.7 Maximum allowable quantities. Laboratory suites approved prior to January 1, 2008 shall not exceed the maximum allowable quantities listed in Tables 316.1 and 316.2.

SECTION 317 EARTHQUAKE EVALUATION AND DESIGN FOR RETROFIT OF EXISTING BUILDINGS

317.1 Purpose.

317.1.1 Existing state-owned structures. [BSC] The provisions of Sections 317 through 322 establish minimum standards for earthquake evaluation and design for retrofit of existing state-owned structures, including buildings owned by the University of California and the California State University.

The provisions of Sections 317 through 323 may be adopted by a local jurisdiction for earthquake evaluation and design for retrofit of existing buildings.

317.1.2 Public school buildings. [DSA-SS] The provisions of Sections 317 through 323 establish minimum standards for earthquake evaluation and design for the rehabilitation of existing buildings for use as public school buildings under the jurisdiction of the Division of the State Architect—Structural Safety [DSA-SS], refer to Section 1.9.2.1.

The provisions of Section 317 through 323 also establish minimum standards for earthquake evaluation and design for rehabilitation of existing public buildings currently under the jurisdiction of DSA-SS.

317.1.2.1 Reference to other chapters. For public schools, where reference within this chapter is made to sections in Chapters 16, 17, 18, 19, 21 or 22 of the California Building Code, the provisions in Chapters 16A, 17A, 18A, 19A, 21A and 22A of the California Building Code respectively shall apply instead.

317.1.3 Community college buildings. [DSA-SS/CC] The provisions of Sections 317 through 323 establish minimum standards for earthquake evaluation and design for the rehabilitation of existing buildings for use as community college buildings under the jurisdiction of the Division of the State Architect—Structural Safety/Community Colleges [DSA-SS/CC], refer to Section 1.9.2.2.

The provisions of Section 317 through 323 also establish minimum standards for earthquake evaluation and design for rehabilitation of existing community college buildings currently under the jurisdiction of DSA-SS/CC.

317.1.3.1 Reference to other chapters. For community colleges, where reference within this chapter is made to sections in Chapters 17 or 18 of the California Building Code, the provisions in Chapters 17A and 18A of the California Building Code respectively shall apply instead.

TABLE 316.7(1)
EXEMPT AMOUNTS OF HAZARDOUS MATERIALS, LIQUIDS AND CHEMICALS
PRESENTING A PHYSICAL HAZARD BASIC QUANTITIES PER LABORATORY SUITE¹
When two units are given, values within parentheses are in cubic feet (cu. ft) or pounds (lb)

CONDITION		STORAGE			USE CLOSED SYSTEMS			USE OPEN SYSTEMS		
MATERIAL	CLASS	Solid Pounds (cu. ft)	Liquid Gallons (lb)	Gas (cu. ft)	Solid Pounds (cu. ft)	Liquid Gallons (lb)	Gas (cu. ft)	Solid Pounds (cu. ft)	Liquid Gallons (lb)	Gas (cu. ft)
1.1 Combustible liquid	II	—	120 ²	—	—	120	—	—	30	—
	II-A	—	330 ²	—	—	330	—	—	80	—
	III-B	—	13,200 ²	—	—	13,200	—	—	3,300	—
1.2 Combustible dust lbs./1000 cu. ft.		1	—	—	1	—	—	1	—	—
1.3 Combustible fiber (loose) (baled)		(100) (1,000)	— —	— —	(100) (1,000)	— —	— —	(20) (200)	— —	— —
1.4 Cryogenic, flammable or oxidizing			45	—		45	—		10	—
2.1 Explosives		12	(1) ²	—	¹ / ₄	(¹ / ₄)	—	¹ / ₄	(¹ / ₄)	—
3.1 Flammable solid		125 ²	—	—	25	—	—	25	—	—
3.2 Flammable gas (gaseous) (liquefied)		— —	— 15 ²	750 ² —	— —	— 15 ²	750 ² —	— —	— —	— —
3.3 Flammable liquid Combination I-A, I-B, I-C	I-A	—	30 ²	—	—	30	—	—	10	—
	I-B	—	60 ²	—	—	60	—	—	15	—
	I-C	—	90 ²	—	—	90	—	—	20	—
		—	120 ²	—	—	120	—	—	30	—
4.1 Organic peroxide, unclassified detonatable		1 ²	(1) ²	—	¹ / ₄	(¹ / ₄)	—	¹ / ₄	(¹ / ₄)	—
4.2 Organic peroxide	I	5 ²	(5) ²	—	(1)	(1)	—	1	1	—
	II	50 ²	(50) ²	—	50	(50)	—	10	(10)	—
	III	125 ²	(125) ²	—	125	(125)	—	25	(25)	—
	IV	500	(500)	—	500	(500)	—	100	(100)	—
	V	N.L.	N.L.	—	N.L.	N.L.	—	N.L.	N.L.	—
4.3 Oxidizer	4	1 ²	(1) ²	—	¹ / ₄	(¹ / ₄)	—	¹ / ₄	(¹ / ₄)	—
	3	10 ²	(10) ²	—	2	(2)	—	2	(2)	—
	2	250 ²	(250) ²	—	50	(250)	—	50	(50)	—
	1	1,000 ²	(1,000) ²	—	1,000	(1,000)	—	200	(200)	—
4.4 Oxidizer: Gas (gaseous) (liquefied)		— —	— 15 ²	1,500 ² —	— —	— 15 ²	1,500 ² —	— —	— —	— —
5.1 Pyrophoric		4 ²	(4) ²	50 ²	1	(1)	10 ²	0	0	0
6.1 Unstable (reactive)	4	1 ²	(1) ²	10 ²	¹ / ₄	(¹ / ₄)	2 ²	¹ / ₄	(¹ / ₄)	0
	3	5 ²	(5) ²	50 ²	1	(1)	10 ²	1	(1)	0
	2	50 ²	(50) ²	250 ²	50	(50)	250 ²	10	(10)	0
	1	125 ²	(125) ²	750 ²	125	(125)	750 ²	25	(25)	0
7.1 Water (reactive)	3	5 ²	(5) ²	—	5	(5)	—	1	(1)	—
	2	50 ²	(50) ²	—	50	(50)	—	10	(10)	—
	1	125 ²	(125) ²	—	125	(125) ²	—	25	(25)	—

1. A laboratory suite is a space up to 10,000 square feet (929 m²) bounded by not less than a one-hour fire-resistive occupancy separation within which the exempt amounts of hazardous materials may be stored, dispensed, handled or used. Up through the third floor and down through the first basement floor, the quantity in this table shall apply. Fourth, fifth and sixth floors and the second and third basement floor level quantity shall be reduced to 75 percent of this table. The seventh through 10th floor and below the third basement floor level quantity shall be reduced to 50 percent of this table.

2. Quantities may be increased 100 percent when stored in approved exhausted gas cabinets, exhausted enclosures or fume hoods.

TABLE 316.7(2)
EXEMPT AMOUNTS OF HAZARDOUS MATERIALS, LIQUIDS AND CHEMICALS
PRESENTING A PHYSICAL HAZARD BASIC QUANTITIES PER LABORATORY SUITE¹
When two units are given, values within parentheses are in pounds (lbs.)

MATERIAL	STORAGE			USE CLOSED SYSTEMS			USE OPEN SYSTEMS	
	Solid lb	Liquid Gallons (lb)	Gas cu. ft	Solid lb	Liquid Gallons (lb)	Gas (cu. ft)	Solid lb	Liquid Gallons (lb)
1. Corrosives	5,000	500	650 ²	5,000	500	650	1,000	100
2a. Highly toxics ²	40	10	65	5	1	65	2	1/4
2b. Toxics	500	50	650 ²	500	50	650	5	1/2
3. Irritants	5,000	500	650	5,000	500	650	1,000	100
4. Sensitizers	5,000	500	650	5,000	500	650	1,000	100
5. Other health hazards	5,000	500	650	5,000	500	650	1,000	100

1. A laboratory suite is a space up to 10,000 square feet (929 m²) bounded by not less than a 1-hour fire-resistive occupancy separation within which the exempt amounts of hazardous materials may be stored, dispensed, handled or used. Up through the third floor and down through the first basement floor, the quantity in this table shall apply. Fourth, fifth and sixth floors and the second and third basement floor level quantity shall be reduced to 75 percent of this table. The seventh through 10th floor and below the third basement floor level quantity shall be reduced to 50 percent of this table.
2. Permitted only when stored or used in approved exhausted gas cabinets, exhausted enclosures or fume hoods. Quantities of high toxics in use in open systems need not be reduced above the third floor or below the first basement floor level. Individual container size shall be limited to 2 pounds (0.91 kg) for solids and 1/4 gallon (0.95 L) for liquids.

317.2 Scope. All modifications, structurally connected additions and/or repairs to existing structures or portions thereof shall, at a minimum, be designed and constructed to resist the effects of seismic ground motions as provided in this section. The structural system shall be evaluated by a registered design professional and, if not meeting or exceeding the minimum seismic design performance requirements of this section, shall be retrofitted in compliance with these requirements.

Exception: Those structures for which Section 317.3 determines that assessment is not required, or for which Section 317.4 determines that retrofit is not needed, then only the requirements of Section 317.11 apply.

317.3 Applicability.

317.3.1 Existing state-owned buildings. [BSC] For existing state-owned structures including all buildings owned by the University of California and the California State University, the requirements of Section 317 apply whenever the structure is to be retrofitted, repaired or modified and any of the following apply:

1. Total construction cost, not including cost of furnishings, fixtures and equipment, or normal maintenance, for the building exceeds 25 percent of the construction cost for the replacement of the existing building. The changes are cumulative for past modifications to the building that occurred after adoption of the 1995 California Building Code and did not require seismic retrofit.
2. There are changes in risk category.
3. The modification to the structural components increases the seismic forces in or strength requirements of any structural component of the existing structure by more than 10 percent cumulative since the original construction, unless the component has the capacity to resist the increased forces determined in accordance with Section 319. If the building's seismic base shear capacity has been

increased since the original construction, the percent change in base shear may be calculated relative to the increased value.

4. Structural elements need repair where the damage has reduced the lateral-load-resisting capacity of the structural system by more than 10 percent.
5. Changes in live or dead load increase story shear by more than 10 percent.

317.3.2 Public school buildings. [DSA-SS] For public schools, the provisions of Section 317 apply when required in accordance with Sections 4-307 and 4-309(c) of the California Administrative Code.

317.3.3 Community college buildings. [DSA-SS/CC] For community colleges, the provisions of Section 317 apply when required in accordance with Sections 4-307 and 4-309(c) of the California Administrative Code.

317.4 Evaluation required. If the criteria in Section 317.3 apply to the project under consideration, the design professional of record shall provide an evaluation in accordance with Section 317 to determine the seismic performance of the building in its current configuration and condition. If the structure's seismic performance as required by Section 317.5 is evaluated as satisfactory and the peer reviewer(s), when Method B of Section 321 is used, concur, then no structural retrofit is required.

317.5 Minimum seismic design performance levels for structural and nonstructural components. Following the notations of ASCE 41, the seismic requirements for design and assessment are based upon a prescribed Earthquake Hazard Level (BSE-1N, BSE-2N, BSE-1E, BSE-R or BSE-C), a specified structural performance level (S-1 through S-5) and a nonstructural performance level (N-A through N-E). The minimum seismic performance criteria are given in Table 317.5 according to the Building Regulatory Authority and the Risk Category as determined in Chapter 16 of the California Building Code or by the regulatory authority.

The building shall be evaluated in accordance with a Tier 3 Systematic Evaluation and Retrofit per ASCE 41 Chapter 6 for both the Level 1 and Level 2 performance levels, and the more restrictive requirements shall apply.

Exception: If the floor area of an addition is greater than the larger of 50 percent of the floor area of the original building or 1,000 square feet (93 m²), then the Table 317.5 entries for BSE-R (or BSE-1E) and BSE-C are replaced by BSE-1N and BSE-2N, respectively.

317.6 Retrofit required. Where the evaluation indicates the building does not meet the required performance objectives of this section, the owner shall take appropriate steps to ensure that the building's structural system is retrofitted in accordance with the provisions of Section 317. Appropriate steps are either: 1) undertake the seismic retrofit as part of the additions, modifications and/or repairs of the structure; or 2) provide a plan, acceptable to the building official, to complete the seismic retrofit in a timely manner. The relocation or moving of an existing building is considered to be an alteration requiring filing of the plans and specifications approved by the building official.

317.7 The additions, modification or repair to any existing building are permitted to be prepared in accordance with the requirements for a new building, Chapter 16 of the California Building Code, applied to the entire building.

317.8 The requirements of ASCE 41 Chapter 14 are to apply to the use of seismic isolation or passive energy systems for the repair, modification or retrofit of an existing structure. When seismic isolation or passive energy dissipation is used, the project must have project peer review as prescribed in Section 322.

317.9 Any construction required by this chapter shall include structural observation by the registered design professional who is responsible for the structural design in accordance with Section 319.10.

317.10 Where Method B of Section 321 is used or is required by Section 319.7, the proposed method of building evaluation and design procedures must be accepted by the building official prior to the commencement of the work.

317.11 Voluntary lateral-force-resisting system modifications. Where the exception of Section 317.2 applies, modifications of existing structural components and additions of new structural components that are initiated for the purpose of improving the seismic performance of an existing structure and that are not required by other portions of this chapter are permitted under the requirements of Section 319.12.

SECTION 318 DEFINITIONS

318.1 In addition to the definitions given in Section 202, for the purposes of Sections 317 through 323, certain terms are defined as follows:

ADDITION means any work that increases the floor or roof area or the volume of enclosed space of an existing building, and is structurally attached to the existing building by connections that are required for transmitting vertical or horizontal loads between the addition and the existing structure.

ALTERATION means any change within or to an existing building, which does not increase and may decrease the floor or roof area or the volume of enclosed space.

BSE-C RESPONSE ACCELERATION PARAMETERS [BSC] are the parameters (S_{XS} and S_{XI}) taken from 5-percent/50-year maximum direction spectral response acceleration curves or by a Site Specific Response Spectrum developed in accordance with ASCE 41, Section 2.4.2.1.

BSE-R RESPONSE ACCELERATION PARAMETERS [BSC] are the parameters (S_{XS} and S_{XI}) taken from 20-percent/50-year maximum direction spectral response acceleration curves or by a Site Specific Response Spectrum developed in accordance with ASCE 41, Section 2.4.2.1.

**TABLE 317.5
SEISMIC PERFORMANCE REQUIREMENTS BY BUILDING REGULATORY AUTHORITY AND RISK CATEGORY.**

Building Regulatory Authority	Risk Category	PERFORMANCE CRITERIA	
		Level 1	Level 2
State-Owned [BSC]	I, II, III	BSE-R, S-3, N-C	BSE-C, S-5, N-D
State-Owned [BSC]	IV	BSE-R, S-2, N-B	BSE-C, S-4, N-D
Division of the State Architect - [DSA-SS]	I	BSE-1N, S-3, N-B	BSE-2N, S-5, N-D
Division of the State Architect - [DSA-SS]	II, III	BSE-1N, S-2, N-B	BSE-2N, S-4, N-D
Division of the State Architect - [DSA-SS]	IV	BSE-1N, S-2, N-A	BSE-2N, S-4, N-D
Division of the State Architect - [DSA-SS/CC]	I, II	BSE-1E, S-3, N-C	BSE-2N, S-5, N-D
Division of the State Architect - [DSA-SS/CC]	III	BSE-1E, S-3, N-B	BSE-2N, S-5, N-D
Division of the State Architect - [DSA-SS/CC]	IV	BSE-1E, S-2, N-B	BSE-2N, S-4, N-D

1. ASCE 41 provides acceptance criteria (e.g., m, rotation) for Immediate Occupancy (S1), Life Safety (S3), and Collapse Prevention (S5), and specifies in Sections 2.3.1.2.1 and 2.3.1.4.1 the method to interpolate values for S-2 and S-4, respectively. For nonstructural components, N-A corresponds to the Operational level, N-B to the Position Retention, N-C to the Life Safety level, N-D to the Hazards Reduced, and N-E to the Not Considered. When evaluating for the Hazards Reduced Nonstructural Performance Level, the requirements need not be greater than what would be required by ASCE 7 nonstructural provisions for new construction.

2. Buildings evaluated and retrofitted to meet the requirements for a new building, Chapter 16 of the California Building Code, in accordance with the exception in Section 319.1, are deemed to meet the seismic performance requirements of this section.

BUILDING OFFICIAL is that individual within the agency or organization charged with responsibility for compliance with the requirements of this code. For some agencies this person is termed the “enforcement agent.”

DESIGN is the procedure that includes both the evaluation and retrofit design of an existing component, element or structural system, and design of a new component, element or structural system.

ENFORCEMENT AGENCY (Authority Having Jurisdiction in ASCE 41) is the agency or organization charged with responsibility for agency or organization compliance with the requirements of this code.

METHOD A refers to the procedures prescribed in Section 320.

METHOD B refers to the procedures allowed in Section 321.

MODIFICATIONS. For this chapter, modification is taken to include repairs to structures that have been damaged.

N-A, N-B, N-C, N-D, N-E are seismic nonstructural component performance measures as defined in ASCE 41. N-A corresponds to the highest performance level, and N-D the lowest, while N-E is not considered.

PEER REVIEW refers to the procedures contained in Section 322.

REPAIR as used in this chapter means the design and construction work undertaken to restore or enhance the structural and nonstructural load-resisting system participating in the lateral response and stability of a structure that has experienced damage from earthquakes or other destructive events.

S-1, S-2, S-3, S-4, S-5, S-6 are seismic structural performance measures as defined in ASCE 41. S-1 corresponds to the highest performance level, and S-5 the lowest, while S-6 is not considered.

SPECIFIC PROCEDURES are the procedures listed in Section 319.1.1.

STRUCTURAL REPAIRS are any changes affecting existing or requiring new structural components primarily intended to correct the effects of damage, deterioration or impending or actual failure, regardless of cause.

SECTION 319 SEISMIC CRITERIA SELECTION FOR EXISTING BUILDINGS

319.1 Basis for evaluation and design. This section determines what technical approach is to be used for the seismic evaluation and design for existing buildings. For those buildings or portions of buildings for which Section 317 requires action, the procedures and limitations for the evaluation of existing buildings and design of retrofit systems and/or repair thereof shall be implemented in accordance with this section.

One of the following approaches must be used:

1. Method A of Section 320;
2. Method B of Section 321, with independent review of a peer reviewer as required in Section 322; or

3. For state-owned buildings only, the use of one of the specific procedures listed in Section 319.1.1.

When Method B is chosen it must be approved by the building official, and, where applicable, by the peer reviewer. All referenced standards in ASCE 41 shall be replaced by referenced standards listed in Chapter 35 of the California Building Code.

Exceptions:

1. **[BSC]** For buildings constructed to the requirements of California Building Code, 2013 or later edition, as adopted by the governing jurisdiction, that code is permitted to be used in place of those specified in Section 319.1.
2. **[DSA-SS & DSA-SS/CC]** For public schools and community colleges constructed to the requirements of California Building Code, 2013 or later edition, that code is permitted to be used in place of those specified in Section 319.1 provided the building complies with Seismic Design Category D or higher.

319.1.1 Specific procedures. **[BSC]** For state-owned buildings, the following specific procedures located in Appendix A may be used, without peer review, for their respective types of construction to comply with the seismic performance requirements for Risk Category I, II or III buildings:

1. Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings (Chapter A1).
2. Earthquake Hazard Reduction in Existing Reinforced Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms (Chapter A2).

319.1.2 When a design project is begun under Method B the selection of the peer reviewer is subject to the approval of the building official. Following approval by the peer reviewer, the seismic criteria for the project and the planned evaluation provisions must be approved by the building official. The approved seismic criteria and evaluation provisions shall apply. Upon approval of the building official these are permitted to be modified.

319.1.3 For state-owned and community college buildings, where unreinforced masonry is not bearing, it may be used only to resist applied lateral loads. Where unreinforced masonry walls are part of the structure they must be assessed for stability under the applicable nonstructural evaluation procedure.

319.1.4 Public schools. **[DSA-SS]** For public schools, unreinforced masonry shall not be used to resist in-plane or out-of-plane seismic forces or superimposed gravity loads.

319.1.5 Public schools. **[DSA-SS]** For public schools of light-frame construction, horizontal diaphragms and vertical shear walls shall consist of either diagonal lumber sheathing or structural panel sheathing. Braced horizontal diaphragms may be acceptable when approved by DSA. Straight lumber sheathing may be used in combination with diagonal or structural panel sheath-

ing as diaphragms or shear walls. Let-in bracing, plaster (stucco), hollow clay tile, gypsum wallboard and particleboard sheathing shall not be assumed to resist seismic forces.

319.2 Existing conditions. The existing condition and properties of the entire structure must be determined and documented by thorough inspection of the structure and site, review of all available related construction documents, review of geotechnical and engineering geologic reports, and performance of necessary testing and investigation. Where samples from the existing structure are taken or in situ tests are performed, they shall be selected and interpreted in a statistically appropriate manner to ensure that the properties determined and used in the evaluation or design are representative of the conditions and structural circumstances likely to be encountered in the structure as a whole. Adjacent structures or site features that may affect the retrofit design shall be identified.

The entire load path of the seismic-force-resisting system shall be determined, documented and evaluated. The load path includes all the horizontal and vertical elements participating in the structural response: such as diaphragms, diaphragm chords, diaphragm collectors, vertical elements such as walls frames, braces; foundations and the connections between the components and elements of the load path. Repaired or retrofitted elements and the standards under which the work was constructed shall be identified.

Data collection in accordance with ASCE 41 Section 6.2 shall meet the following minimum levels:

1. **[BSC]** For state-owned buildings, the requirements shall be met following the data collection requirements of ASCE 41, Section 6.2.
2. **[DSA-SS, DSA-SS/CC]** For public schools and community college buildings constructed in conformance with the Field Act, the "Usual" level as defined in ASCE 41, Section 6.2.2.
3. **[DSA-SS, DSA-SS/CC]** For public schools and community college buildings not constructed in conformance with the Field Act, the "Comprehensive" level as defined in ASCE 41, Section 6.2.3.

Concrete material requirements and testing for public school and community college buildings shall also comply with Sections 1911A and 1909.5 of the California Building Code, respectively.

Qualified test data from the original construction may be accepted, in part or in whole, by the enforcement agency to fulfill the data collection requirements.

Exceptions:

1. The number of samples for data collection may be adjusted with approval of the enforcement agency when it has been determined that adequate information has been obtained or additional information is required.
2. Welded steel moment frame connections of buildings that may have experienced potentially damaging ground motions shall be inspected in accordance

with Chapters 3 and 4, FEMA 352, Recommended Post Earthquake Evaluation and Repair Criteria for Welded Moment-Frame Construction for Seismic Applications (July 2000).

Where original building plans and specifications are not available, "as-built" plans shall be prepared that depict the existing vertical and lateral structural systems, exterior elements, foundations and nonstructural systems in sufficient detail to complete the design.

Data collection shall be directed and observed by the project structural engineer or design professional in charge of the design.

319.3 Site geology and soil characteristics. Soil profile shall be assigned in accordance with the requirements of Chapter 18 of the California Building Code.

319.4 Risk categories. For purposes of earthquake-resistant design, each structure shall be placed in one of the risk categories in accordance with the requirements of the California Building Code.

319.5 Configuration requirements. Each structure shall be designated structurally regular or irregular in accordance with the requirements of ASCE 41, Sections 7.3.1.1.1 to 7.3.1.1.4.

319.6 General selection of the design method. The requirements of Method B (Section 321) may be used for any existing building.

319.7 Prescriptive selection of the design method. The requirements of Method A (Section 320) or the specific procedures for applicable building types given in Section 319.1.1 are permitted to be used except under the following conditions, where the requirements of Method B (Section 321) must be used.

319.7.1 When the building contains prestressed or post-tensioned structural components (beams, columns, walls or slabs) or contains precast structural components (beams, columns, walls or flooring systems).

319.7.2 When the building is classified as irregular in vertical or horizontal plan by application of ASCE 7, Section 12.3 and/or ASCE 41, Sections 7.3.1.1.1 to 7.3.1.1.4, unless the irregularity is demonstrated not to affect the seismic performance of the building.

Exception: If the retrofit design removes the configurational attributes that caused the building to be classified as irregular, then Section 319.7.2 does not apply and Method A may be used.

319.7.3 For any building that is assigned to Risk Category IV.

319.7.4 For any building using undefined or hybrid structural systems.

319.7.5 When seismic isolation or energy dissipation systems are used in the retrofit or repair, either as part of the existing structure or as part of the modifications.

319.7.6 When the height of the structure exceeds 240 feet (73 152 mm).

319.7.7 When ASCE 41 is the evaluation standard and its application requires the use of nonlinear procedures.

319.8 Strength requirements. All components of the lateral-force-resisting system must have the strength to meet the acceptance criteria prescribed in ASCE 41, Chapter 7 or as prescribed in the applicable Appendix A chapter of this code if a specific procedure in Section 319.1.1 is used. Any component not having this strength shall have its capacity increased by modifying or supplementing its strength so that it exceeds the demand, or the demand is reduced to less than the existing strength by making other modifications to the structural system.

Exception: A component's strength is permitted to be less than that required by the specified seismic load combinations if it can be demonstrated that the associated reduction in seismic performance of the component or its removal due to the failure does not result in a structural system that does not comply with the required performance objectives of Section 317. If this exception is taken for a component, then it cannot be considered part of the primary lateral-load-resisting system.

319.9 Nonstructural component requirements. Where the nonstructural performance levels required by Section 317, Table 317.5 are N-D or higher, mechanical, electrical and plumbing components shall comply with the provisions of ASCE 41, Chapter 13, Section 13.2.

Exception: Modifications to the procedures and criteria may be made subject to approval by the building official, and concurrence of the peer reviewer if applicable. All reports and correspondence shall also be forwarded to the building official.

319.10 Structural observation, testing and inspection. Structural, geotechnical and construction observation, testing and inspection as used in this section shall mean meeting the requirements of Chapter 17 of the California Building Code, with a minimum allowable level of investigation corresponding to seismic design category (SDC) D. At a minimum the project site will be visited by the responsible design professional to observe existing conditions and to review the construction work for general compliance with approved plans, specifications and applicable structural regulations. Such visits shall occur at significant construction stages and at the completion of the structural retrofit. Structural observation shall be provided for all structures. The plan for testing and inspection shall be submitted to the building official for review and approval with the application for permit.

Additional requirements: For public schools and community colleges, construction material testing, inspection and observation during construction shall also comply with Section 4-333 of the California Administrative Code.

319.10.1 The registered design professional, or their designee, responsible for the structural design shall be retained to perform structural observation and independently report to the owner of observations and findings as they relate to adherence to the permitted plans and good workmanship.

319.10.2 At the conclusion of construction, the structural observer shall submit to the enforcement agency and the owner a final written statement that the required site visits have been made, that the work, to the best of the structural observers knowledge and belief, is or is not in general conformity to the approved plans and that the observed structural deficiencies have been resolved and/or listing those that, to the best of the structural observers knowledge and belief, have not been satisfactorily corrected.

319.10.2.1 The requirement for structural observation shall be noted and prominently displayed on the front sheet of the approved plans and incorporated into the general notes on the approved plans.

319.10.2.2 Preconstruction meeting. A preconstruction meeting is mandatory for all projects which require structural observation. The meeting shall include, but is not limited to, the registered design professional, structural observer, general constructor, affected subcontractors, the project inspector and a representative of the enforcement agency (designated alternates may attend if approved by the structural observer). The structural observer shall schedule and coordinate this meeting. The purpose of the meeting is to identify and clarify all essential structural components and connections that affect the lateral and vertical load systems and to review scheduling of the required observations for the project's structural system retrofit.

319.11 Temporary actions. When compatible with the building use, and the time phasing for both use and the retrofit program, temporary shoring or other structural support is permitted to be considered. Temporary bracing, shoring and prevention of falling hazards are permitted to be used to qualify for Exception 1 in Section 319.12 that allows inadequate capability in some existing components, as long as the required performance levels given in Section 317 can be provided by the permanent structure. The consideration for such temporary actions shall be noted in the design documents.

319.12 Voluntary modifications to the lateral-force resisting system. Where modifications of existing structural components and additions of new structural components are initiated for the purpose of improving the lateral-force resisting strength or stiffness of an existing structure and they are not required by other sections of this code, then they are permitted to be designed to meet an approved seismic performance criteria provided that an engineering analysis is submitted that follows:

1. The capacity of existing structural components required to resist forces is not reduced, unless it can be demonstrated that reduced capacity meets the requirements of Section 319.8.
2. The lateral loading to or strength requirement of existing structural components is not increased beyond their capacity.
3. New structural components are detailed and connected to the existing structural components as required by the California Building Code.

4. New or relocated nonstructural components are detailed and connected to existing or new structural components as required by the California Building Code.

5. A dangerous condition is not created.

Use of ASCE 41 Tier 1 and Tier 2 deficiency only retrofit procedures are pre-approved for use where Section 317.3 does not require an assessment.

319.12.1 State-owned buildings. [BSC] Voluntary modifications to lateral force-resisting systems conducted in accordance with Appendix A of this code and the referenced standards of the California Building Code shall be permitted.

319.12.1.1 Design documents. [BSC] When Section 319.12 is the basis for structural modifications, the approved design documents must clearly state the scope of the seismic modifications and the accepted criteria for the design. The approved design documents must clearly have the phrase “The seismic requirements of the California Existing Building Code have not been checked to determine if these structural modifications meet the full seismic evaluation and strengthening requirements of Sections 317-322: the modifications proposed are to a different seismic performance standard than would be required in Section 319 if they were not voluntary as allowed in Section 319.12.”

319.12.2 Public schools and community colleges. [DSA-SS, DSA-SS/CC] When Section 319.12 is the basis for structural modifications, the approved design documents must clearly indicate the scope of modifications and the acceptance criteria for the design.

SECTION 320 METHOD A

320.1 General. The retrofit design shall employ the Linear Static or Linear Dynamic Procedures of ASCE 41, Section 7.4.1 or 7.4.2, and comply with the applicable general requirements of ASCE 41, Chapters 6 and 7. The earthquake hazard level and performance level given specified in Section 317.5 for the building’s risk category shall be used. Structures shall be designed for seismic forces coming from any horizontal direction.

SECTION 321 METHOD B

321.1 The existing or retrofitted structure shall be demonstrated to have the capability to sustain the deformation response due to the specified earthquake ground motions and meet the seismic performance requirements of Section 317. The registered design professional shall provide an evaluation of the response of the existing structure in its modified configuration and condition to the ground motions specified. If the building’s seismic performance is evaluated as satisfactory and the peer reviewer(s) and the enforcement agency

concurs, then no further structural modifications of the lateral load-resisting system are required.

When the evaluation indicates the building does not meet the required performance levels given in Table 317.5 for the risk category, then a retrofit and/or repair design shall be prepared that provides a structure that meets these performance objectives and reflects the appropriate consideration of existing conditions. Any approach to analysis and design is permitted to be used, provided that the approach shall be rational, shall be consistent with the established principals of mechanics and shall use the known performance characteristics of materials and assemblages under reversing loads typical of severe earthquake ground motions.

Exception: Further consideration of the structure’s seismic performance may be waived by the enforcement agency if both the registered design professional and peer reviewer(s) conclude that the structural system can be expected to perform at least as well as required by the provisions of this section without completing an analysis of the structure’s compliance with these requirements. A detailed report shall be submitted to the responsible building official that presents the reasons and basis for this conclusion. This report shall be prepared by the registered design professional. The peer reviewer(s) shall concur in this conclusion and affirm to it in writing. The building official shall either approve this decision or require completion of the indicated work specified in this section prior to approval.

321.2 The approach, models, analysis procedures, assumptions on material and system behavior and conclusions shall be peer reviewed in accordance with the requirements of Section 322 and accepted by the peer reviewer(s).

Exceptions:

1. The enforcement agency may perform the work of peer review when qualified staff is available within the jurisdiction.
2. The enforcement agency may modify or waive the requirements for peer review when appropriate.

321.2.1 The approach used in the development of the design shall be acceptable to the peer reviewer and the enforcement agency and shall be the same method as used in the evaluation of the building. Approaches that are specifically tailored to the type of building, construction materials and specific building characteristics may be used, if they are acceptable to the independent peer reviewer. The use of Method A allowed procedures may also be used under Method B.

321.2.2 Any method of analysis may be used, subject to acceptance by the peer reviewer(s) and the building official. The general requirements given in ASCE 41, Chapters 6 and 7, shall be complied with unless exceptions are accepted by the peer reviewer(s) and building official. Use of other than ASCE 41 procedures in Method B requires building official concurrence before implementation.

321.2.3 Prior to implementation, the procedures, methods, material assumptions and acceptance/rejection criteria proposed by the registered design professional will be

peer reviewed as provided in Section 322. Where nonlinear procedures are used, prior to any analysis, the representation of the seismic ground motion shall be reviewed and approved by the peer reviewer(s) and the building official.

322.1.2.4 The conclusions and design decisions shall be reviewed and accepted by the peer reviewer(s) and the building official.

SECTION 322 PEER REVIEW REQUIREMENTS

322.1 General. Independent peer review is an objective, technical review by knowledgeable reviewer(s) experienced in the structural design, analysis and performance issues involved. The reviewer(s) shall examine the available information on the condition of the building, the basic engineering concepts employed and the recommendations for action.

322.2 Timing of independent review. The independent reviewer(s) shall be selected prior to initiation of substantial portions of the design and/or analysis work that is to be reviewed, and review shall start as soon as practical after Method B is adopted and sufficient information defining the project is available.

322.3 Qualifications and terms of employment. The reviewer(s) shall be independent from the design and construction team.

322.3.1 The reviewer(s) shall have no other involvement in the project before, during or after the review, except in a review capacity.

322.3.2 The reviewer(s) shall be selected and paid by the owner and shall have technical expertise in the evaluation and retrofit of buildings similar to the one being reviewed, as determined by the enforcement agency.

322.3.3 The reviewer (or in the case of review teams, the chair) shall be a California-licensed structural engineer who is familiar with the technical issues and regulations governing the work to be reviewed.

Exception: Other individuals with acceptable qualifications and experience may be a peer reviewer(s) with the approval of the building official.

322.3.4 The reviewer shall serve through completion of the project and shall not be terminated except for failure to perform the duties specified herein. Such termination shall be in writing with copies to the enforcement agency, owner and the registered design professional. When a reviewer is terminated or resigns, a qualified replacement shall be appointed within 10 working days, and the reviewer shall submit copies of all reports, notes and correspondence to the responsible building official, the owner and the registered design professional within 10 working days of such termination.

322.3.5 The peer reviewer shall have access in a timely manner to all documents, materials and information deemed necessary by the peer reviewer to complete the peer review.

322.4 Scope of review. Review activities shall include, where appropriate, available construction documents, design criteria and representative observations of the condition of the structure, all inspection and testing reports, including methods of sampling, analytical models and analyses prepared by the registered design professional and consultants, and the retrofit or repair design. Review shall include consideration of the proposed design approach, methods, materials, details and constructability.

Changes observed during construction that affect the seismic-resisting system shall be reported to the reviewer in writing for review and recommendation.

322.5 Reports. The reviewer(s) shall prepare a written report to the owner and building official that covers all aspects of the review performed, including conclusions reached by the reviewer(s). Reports shall be issued after the schematic phase, during design development, and at the completion of construction documents but prior to submittal of the project plans to the enforcement agency for plan review. When acceptable to the building official, the requirement for a report during a specific phase of the project development may be waived.

Such reports should include, at the minimum, statements of the following:

1. Scope of engineering design peer review with limitations defined.
2. The status of the project documents at each review stage.
3. Ability of selected materials and framing systems to meet performance criteria with given loads and configuration.
4. Degree of structural system redundancy and the deformation compatibility among structural and nonstructural components.
5. Basic constructability of the retrofit or repair system.
6. Other recommendations that would be appropriate to the specific project.
7. Presentation of the conclusions of the reviewer identifying any areas that need further review, investigation and/or clarification.
8. Recommendations.

The last report prepared prior to submittal of permit documents to the enforcement agency shall include a statement indicating that the design is in conformance with the approved evaluation and design criteria.

322.6 Response and resolutions. The registered design professional shall review the report from the reviewer(s) and shall develop corrective actions and responses as appropriate. Changes observed during construction that affect the seismic-resisting system shall be reported to the reviewer in writing for review and recommendations. All reports, responses and resolutions prepared pursuant to this section shall be submitted to the responsible enforcement agency and the owner along with other plans, specifications and calculations required. If the reviewer resigns or is terminated prior to completion of the project, then the reviewer shall submit

copies of all reports, notes and correspondence to the responsible building official, the owner and the registered design professional within 10 working days of such termination.

322.7 Resolution of conflicts. *When the conclusions and recommendations of the peer reviewer conflict with the registered design professional's proposed design, the enforcement agency shall make the final determination of the requirement for the design.*

SECTION 323 ADDITIONAL REQUIREMENTS FOR PUBLIC SCHOOLS AND COMMUNITY COLLEGES [DSA-SS, DSA-SS/CC]

The requirements of Section 323 apply only to public schools under the jurisdiction of the Division of the State Architect—Structural Safety (DSA-SS, refer to Section 1.9.2.1) and community colleges under the jurisdiction of the Division of the State Architect—Structural Safety/Community Colleges (DSA-SS/CC, refer to Section 1.9.2.2).

323.1 Evaluation and design criteria report. *During the schematic phase of the project, the owner or the registered design professional in charge of the design shall prepare and sign an Evaluation and Design Criteria Report in accordance with Sections 4-306 and 4-307(a) of the California Administrative Code. The report shall be submitted to the DSA for review and approval prior to proceeding with design development of the rehabilitation.*

The Evaluation and Design Criteria Report shall:

- 1. Identify the building(s) structural and nonstructural systems, potential deficiencies in the elements or systems and the proposed method for retrofit.*
- 2. Identify geological and site-related hazards.*
- 3. Propose the methodology for evaluation and retrofit design.*
- 4. Propose the complete program for data collection (Section 319.2).*
- 5. Include existing or "as-built" building plans, reports and associated documents of the existing construction.*

323.2 Rehabilitation involving only portions of structures. *Where only a portion(s) of a structure is to be rehabilitated, the public school or community college portion of the structure shall:*

- 1. Be seismically separated from the unrehabilitated portion in accordance with Chapter 16 of the California Building Code, or the entire structure shall be rehabilitated in accordance with this section. For structures in*

which the unrehabilitated portion is above or below the school or community college portion, the entire structure shall be rehabilitated in accordance with this division.

- 2. Be retrofitted as necessary to protect the occupants from falling hazards of the unrehabilitated portion of the building, and;*
- 3. Be retrofitted as necessary to protect required exitways being blocked by collapse or falling hazards of the unrehabilitated portion.*

requirements specified in Chapter 6, of the California Administrative Code, when applicable. Seismic retrofit to comply with requirements specified in Chapter 6 of the California Administrative Code shall be permitted to be in accordance with these provisions. When load combinations which do not include seismic forces are required, the new building provisions of this code shall be applicable.

303A.3.3 SPC-4D. Nonconforming hospital buildings satisfying the following requirements and one of Sections 501A.3.1, 501A.3.2 or 303A.3.4.5, but not a combination thereof, shall be considered to satisfy the requirements of SPC-4D.

1. Approval of construction documents based on building characterization in accordance with the California Administrative Code (CAC) Chapter 6 Section 2.1.2.1, material properties in accordance with the CAC Chapter 6 Section 2.1.2.2 and Section 303A.5.3 of this code, and a complete rational structural analysis shall be required.
2. Where the SPC-4D upgrade involves construction, a building permit prior to construction shall be required.
3. Where multiple building permits are used to upgrade a building to SPC-4D, a complete rational structural analysis to justify compliance with SPC-4D, for the building in its final configuration, shall be submitted as part of the construction documents submittal to the Office for the last project.
4. Where the SPC-4D upgrade involves construction, buildings shall be assigned to SPC-4D after all projects required for SPC-4D are closed in compliance.

303A.3.4 Performance objectives of performance-based methods. Except for the modifications as set forth in Sections 303A.3.4 and 303A.3.5, all additions, alterations, repairs and seismic retrofit to existing structures or portions thereof shall be permitted to be designed in accordance with the provisions of ASCE 41. When load combinations which do not include seismic forces are required, the new building code provisions of this code shall be applicable. Required building performance objectives under ASCE 41 shall be as follows:

303A.3.4.1 For general acute care hospital buildings along with all structures required for their continuous operation or access/egress:

1. Immediate Occupancy (IO) Structural Performance Level (S-1) as defined in Section 2.3.1.1 at Basic Safety Earthquake 1N (BSE-1N) Seismic Hazard Level; and
2. Life Safety (LS) Structural Performance Level (S-3) as defined in Section 2.3.1.3 at Basic Safety Earthquake 2N (BSE-2N) Seismic Hazard Level; and
3. The nonstructural components shall satisfy the requirements of this code for new construction.

Exception: Performance objectives for upgrading nonconforming hospital buildings

to SPC-4D and for incidental or minor alterations or repairs of SPC-4D buildings shall be in accordance with Section 303A.3.4.5 of this code.

303A.3.4.2 For incidental and minor additions, alterations or repairs of pre-1973 hospital buildings which will not be used for general acute care services after January 1, 2030:

1. Life Safety Structural Performance (S-3) Level as defined in ASCE 41 Section 2.3.1.3 at the Basic Safety Earthquake 1E (BSE-1E) Seismic Hazard Level; and
2. Collapse Prevention (CP) Building Performance Level (5-D) in accordance with Section 2.3.3.4 at the Basic Safety Earthquake 2E (BSE-2E) Seismic Hazard Level; and
3. The nonstructural components shall satisfy the requirements of Position Retention Nonstructural Performance Level (N-B) in accordance with ASCE 41 Section 2.3.2.2 at BSE-1E Seismic Hazard Level.

303A.3.4.3 All other hospital buildings:

1. Operational Building Performance Level of (1-A) as defined in Section 2.3.3.1 at Basic Safety Earthquake 1N (BSE-1N) Seismic Hazard Level; and
2. Life Safety (LS) Building Performance Level (S-3) as defined in Section 2.3.1.3 at Basic Safety Earthquake 2N (BSE-2N) Seismic Hazard Level.

303A.3.4.4 SPC 2 using ASCE 41. Structures shall be considered to comply with SPC 2 requirements of Table 2.5.3, Chapter 6 of the California Administrative Code, when all of the following are satisfied:

1. Life Safety Structural Performance Level (S-3) in accordance with Section 2.3.1.3 of ASCE 41 at BSE-1E; and
2. Items identified in Chapter 6, Article 10 of the California Administrative Code satisfying the requirements of Position Retention nonstructural Performance Level (N-B) in accordance with Section 2.3.2.2 at BSE-1E.

303A.3.4.5 SPC-4D using ASCE 41. Structures shall be deemed to comply with the SPC-4D requirements of Table 2.5.3, Chapter 6 of the California Administrative Code, when all of the following are satisfied:

1. Damage control Structural Performance Level (S-2) in accordance with Section 2.3.1.2.1 of ASCE 41 at BSE-1E; and
2. Collapse Prevention Structural Performance Level (S-5) in accordance with Section 2.3.1.5 of ASCE 41 at BSE-2E; and
3. Items identified in Chapter 6, Article 10 of the California Administrative Code satisfy the requirements of Position Retention Nonstructural

Performance Level (N-B) in accordance with Section 2.3.2.2 at BSE-1E.

Exception: ASCE 41-13 § 7.2.13.2 Separation Exemptions: Add the following exemption:

3. Seismic separation is deemed to comply with SPC-4D requirements and a pounding analysis is not required where either A) or B) apply:
 - A. The adjacent building was constructed using the 1989 or later edition of the California Building Code.
 - B. The adjacent building meets the SPC building separation requirements in accordance with the California Administrative Code (CAC), Chapter 6, Section 3.4 and all the following are met:
 - 1) Where the structural resisting system of the adjacent building is different, the mass of the more flexible building is no greater than 50 percent of the mass of the stiffer building.
 - 2) The adjacent building does not have any of the following structural deficiencies as defined in CAC, Chapter 6, Article 3:
 - 1) Load path (3.1)
 - 2) Weak story (3.3.1)
 - 3) Soft story (3.3.2)
 - 4) Vertical discontinuity (3.3.5) or
 - 5) Torsion (3.3.6)

303A.3.4.6 SPC 5 using ASCE 41. Structures shall be considered to comply with SPC 5 requirements of Table 2.5.3, Chapter 6 of the California Administrative Code where all of the following are satisfied:

1. Immediate Occupancy structural Performance Level (S-1) in accordance with Section 2.3.1.1 of ASCE 41 at BSE-1N;
2. Life Safety Performance Level S-3 in accordance with Section 2.3.1.3 of ASCE 41 at BSE-2N; and
3. Items identified in Chapter 6, Article 10 of the California Administrative Code, satisfying the requirements of Operational Nonstructural Performance Level (N-A) in accordance with Section 2.3.2.1 of ASCE 41 at BSE-1N.

303A.3.4.7 NPC-2 and NPC-3 using ASCE 41: Operational Nonstructural Performance Level (N-A) and Position Retention Nonstructural Performance Level (N-B) of ASCE 41 at BSE-1N shall be considered equivalent to NPC 3/NPC 2 requirements respectively of Table 11.1, Chapter 6 of the California Administrative Code. For NPC 3/NPC 2, only components listed in Table 11.1, Chapter 6 of the California Administrative Code for NPC 3/NPC 2 need to satisfy the requirements specified above.

Exception: Evaluation procedure of Article 11, Chapter 6 of the California Administrative Code shall be used for seismic evaluation of NPC 2, NPC

3, NPC 4 or NPC 4D and NPC 5, where specific procedure is not outlined in ASCE 41. Administrative and permitting provisions outlined in Article 11, Chapter 6 of the California Administrative Code shall apply.

303A.3.4.8 NPC-4 or NPC 4D and NPC-5 using ASCE 41: Nonstructural components for Operational Nonstructural Performance Level (N-A) in Section 2.3.2.1 or NPC-4/NPC 4D shall satisfy the requirements of the California Building Code for new construction. Nonstructural components for NPC-5 shall satisfy Operational Performance Level N-A/NPC-4/NPC 4D and California Building Code Section 1617A.1.40 Items 1 & 2.

303A.3.5 Modifications to ASCE 41. The text of ASCE 41 shall be modified as indicated in Sections 303A.5.1 through 303A.5.14.

303A.3.5.1 ASCE 41 Section 1.1. Modify ASCE 41 Section 1.1 with the following:

Seismic evaluations shall be performed for performance objective specified in Section 303A.3.4 of this code (CEBC) using procedure of this standard (ASCE 41) as follows:

1. Structural components shall be evaluated in accordance with Tier 3 systematic evaluations procedure in Chapter 6.
2. Nonstructural components shall be evaluated in accordance with Chapter 13.

Exception: For general acute care hospitals, seismic evaluation shall be permitted to be in accordance with Chapter 6 of the California Administrative Code (CAC) when required by provisions of that chapter.

303A.3.5.2 Reserved.

303A.3.5.3 ASCE 41 Section 6.2. Modify ASCE 41 Section 6.2 with the following:

Data Collection Requirements. The extent of data collection shall be at Comprehensive level for all structures, including structures upgraded to SPC-4D. A testing program for materials properties shall be approved by the enforcement agent prior to commencement of material testing work. Previously approved material test results shall be permitted to be used to satisfy part of the comprehensive data collection requirements.

Exception: Data collection at Usual level shall be permitted for structures with SPC-2 or lower target performance objective.

Tension testing of reinforcing bars shall be in accordance with ASTM A615. All test specimens shall be the full section of the bar as rolled (8-in. gage length) and shall not be reduced.

At test sample locations, structural members, slabs and walls shall be repaired to a state that is equivalent to their original condition.

For buildings built under an OSHPD permit based on the 1976 or later edition of the CBC, where materials properties are shown on design drawings and original materials test data are available, no materials testing shall be required when approved by the enforcement agent.

303A.3.5.4 ASCE 41 Section 7.3.2.1. Modify ASCE 41 Section 7.3.2.1 with the following:

Nonlinear Static Procedure. If higher mode effects are significant and building is taller than 75 feet above the base, the Nonlinear Dynamic Procedure shall be used.

303A.3.5.5 ASCE 41 Section 7.5.1. Modify ASCE 41 Section 7.5.1 with the following:

Acceptance Criteria – Drift Limitations. The inter-story drift ratio shall not exceed the drift limits for Risk Category IV buildings in ASCE 7 Table 12.12-1 due to forces corresponding to BSE-1E or BSE-1N, as applicable.

Exception: Larger interstory drift ratios shall be permitted where justified by rational analysis that both structural and nonstructural elements can tolerate such drift and approved by the enforcement agent.

303A.3.5.6 ASCE 41 Section 7.5.1.4. Modify ASCE 41 Section 7.5.1.4 by the following:

Material Properties. Expected material properties are not permitted to be determined by multiplying lower bound values by the assumed factors specified in Chapters 8 through 12 and shall be based exclusively on materials tests.

303A.3.5.7 ASCE 41 Section 8.4. Modify ASCE 41 Section 8.4 with the following:

Foundation Strength and Stiffness. Foundation and soil strength shall be used to evaluate potential overturning, uplift and sliding for fixed base assumptions, and stiffness for flexible base assumptions, including deformations associated with those actions.

303A.3.5.8 ASCE 41 Section 8.4.1.1. Replace ASCE 41 Section 8.4.1.1 as follows:

Prescriptive Expected Capacities. Not permitted by OSHPD.

303A.3.5.9 ASCE 41 Section 8.5.1. Modify ASCE 41 Section 8.5.1 with the following:

The product of $RRS_{bsa} \times RRS_e$ shall not be less than 0.7.

The combined effect of kinematic interaction and foundation damping shall meet the following:

1. The site specific response spectrum modified for soil-structure interaction effects shall not be taken as less than 80 percent of the spectral acceleration as determined from a site-specific response spectrum in accordance with ASCE 7 Section 21.3, or

2. The site specific response spectrum modified for soil-structure interaction effects shall not be taken as less than 70 percent of the spectral acceleration as determined from the design response spectrum and MCE_R response spectrum in accordance with ASCE 7 Sections 11.4.5 and 11.4.6 respectively.

Exception: For the seismic retrofit of existing nonconforming buildings, design ground motion shall be consistent with performance objectives in Section 303A.3.4.

303A.3.5.10 ASCE 41 Section 8.6. Modify ASCE 41 Section 8.6 with the following:

Seismic Earth Pressure. Where the grade difference from one side of the building to another exceeds one-half story height, the seismic increment of earth pressure shall be added to the gravity lateral earth pressure to evaluate the building overturning and sliding stability and the lateral force-resisting system below grade in combination with the building seismic forces.

303A.3.5.11 ASCE 41 Section 10.7.1.1. Modify ASCE 41 Section 10.7.1.1 with the following:

Monolithic Reinforced Concrete Shear Walls and Wall Segments. For nonlinear procedures, shear walls or wall segments with axial loads greater than 0.35 P_o shall be included in the model as primary elements with appropriate strength and stiffness degrading properties assigned to those components subject to the approval of the enforcement agent. For linear procedures, the effects of deformation compatibility shall be investigated using moment-curvature section analyses and cyclic testing results of similar components to determine whether strengthening is necessary to maintain the gravity load-carrying capacity of that component.

Horizontal wall segments or spandrels reinforced similar to vertical wall segments or piers shall be classified as wall segments, not shear wall coupling beams, in Tables 10-19 through 10-22.

303A.3.5.12 ASCE 41 Section 11.1. Modify ASCE 41 Section 11.1 by the following:

Scope: Unreinforced masonry walls (including unreinforced infill walls) and partitions are not permitted for General Acute Care (GAC) hospital buildings.

303A.3.5.13 ASCE 41 Section 14.1. Modify ASCE 41 Section 14.1 by the following:

Scope: For buildings located in Seismic Design Category F, verification of the interstory lateral displacements, the strength adequacy of the seismic force-resisting system and anchorage to the foundation shall be accomplished using the Nonlinear Dynamic Procedure.

303A.3.5.14 ASCE 41 Chapter 15 and 16. Not permitted by OSHPD.

SECTION 304A IN-SITU LOAD TESTS

[BS] 304A.1 General. Where used, in-situ load tests shall be conducted in accordance with Section 1708A of the *California Building Code*.

SECTION 305A ACCESSIBILITY FOR EXISTING BUILDINGS

305A.1 Scope. Accessibility requirements for existing buildings shall comply with the *California Building Code*, Part 2, Volume 1, Chapter 11B.

SECTION 306A EARTHQUAKE MONITORING INSTRUMENTS FOR EXISTING BUILDINGS

306A.1 Earthquake recording instrumentation of existing buildings. All owners of existing structures, selected by the enforcement agency for the installation of earthquake-recording instruments, shall provide space for the installation and access to such instruments. Location of said instruments shall be determined by the enforcement agency. The enforcement agency shall make arrangements to provide, maintain, and service the instruments. Data shall be the property of the enforcement agency, but copies of individual records shall be made available to the public on request and the payment of an appropriate fee.

SECTION 307A COMPLIANCE ALTERNATIVES FOR SERVICES/SYSTEMS AND UTILITIES

307A.1 General. The provisions of this section are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings while permitting repair, alteration, addition and change of occupancy without requiring full compliance with *California Building Code* Chapters 2 through 33, or Sections 302A.3, and 502A through 506A, except where compliance with other provisions of this code is specifically required in this section.

Services/systems and utilities that originate in and pass through or under buildings and are necessary to the operation of the hospital buildings shall meet the structural requirements of this section. Examples of services/systems and utilities include but are not limited to normal power; emergency power; nurse call; fire alarm; communication and data systems; space-heating systems; process load systems; cooling systems; domestic hot and cold water systems; means of egress systems; fire-suppression systems; building drain and sewer systems; and medical gas systems that support basic and supplemental services.

After January 1, 2030, services/systems and utilities for acute care hospital buildings shall not originate in or pass through or under a nonhospital or hospital building unless it has approved performance categories of SPC-3 or higher and NPC-5.

307A.1.1 Services/systems and utilities. Services/systems and utilities that are necessary to the operation of the hospital buildings shall meet the structural requirements of this section, based upon the approved Structural Performance Category (SPC) of the building receiving the services/systems and utilities.

Services from a conforming building shall be permitted to serve a nonconforming building with prior approval of the Office. The services/systems and utilities in the nonconforming building shall be equipped with fail safe valves, switches, or other equivalent devices that allow the nonconforming building to be isolated from the conforming building.

Exception: Remodel projects that use available existing services/systems and utilities are exempted from the requirements of this section. The enforcing agency shall be permitted to exempt minor addition, minor alteration, and minor remodel projects and projects to upgrade existing services/systems and utilities from the requirements of this section.

307A.1.1.1 Services/systems and utilities for hospital buildings.

307A.1.1.1.1 New hospital buildings, additions, alterations, and remodels of conforming (SPC-3, -4, -4D, or -5) hospital buildings. Services/systems and utilities for new hospital buildings and additions, alterations or remodels to existing conforming buildings shall originate in hospital buildings that are conforming or have approved performance categories of SPC-3 or higher, and NPC-4/NPC-4D or higher. The services/systems and utilities shall not pass through or under buildings that do not have approved performance categories of SPC-2 or higher and NPC-4/NPC-4D or higher.

Exceptions:

Services/systems and utilities shall be permitted to pass through or under buildings that have approved nonstructural performance categories of NPC-3 or higher or NPC-2, provided that the building has an approved extension to the NPC-3 deadline. The services/systems and utilities feeding the new building addition, alteration, or remodel shall conform to the new building provisions of this code and shall be deemed by OSHPD to be free of adverse seismic interactions that could be caused by potential failure of overhead or adjacent components.

307A.1.1.1.2 Additions, alterations, and remodels of SPC-2 hospital buildings. Services/systems and utilities for additions, alterations, or remodels of SPC-2 hospital buildings shall be permitted to originate in and pass through or under SPC-2 or higher buildings that have an approved nonstructural performance category of NPC-3 or higher.

Exception: Services/systems and utilities shall be permitted to pass through or under buildings that

have approved nonstructural performance categories of NPC-2, provided that the building has an approved extension to the NPC-3 deadline. Services/systems and utilities feeding the addition, alteration or remodel shall conform to the nonstructural bracing requirements for new buildings.

307A.1.1.1.3 Alterations and remodels of SPC-1 hospital buildings. Services/systems and utilities for alterations or remodels of SPC-1 hospital buildings shall be permitted to originate in and pass through or under SPC-1 or higher buildings that have an approved nonstructural performance category of NPC-2 or higher.

307A.1.1.1.4 Buildings without SPC/NPC ratings. When services/systems and utilities for new buildings, additions, alterations, or remodels pass through or under hospital buildings which would not otherwise require evaluation for an SPC rating, such buildings shall be evaluated in accordance with the requirements of Section 1.3, Chapter 6, of the California Administrative Code, to determine the appropriate ratings, or shall be shown to meet the structural requirements of these regulations for new hospital buildings. The services/systems and utilities feeding the new building addition, alteration, or remodel shall conform with new building provisions of this code and shall be deemed by OSHPD to be free of adverse seismic interactions that could be caused by potential failure of overhead or adjacent components.

307A.1.1.1.5 Buildings removed from acute-care hospital service. Services/systems and utilities for conforming acute care hospital buildings shall be permitted to pass through or under a building that has been removed from acute care hospital service until January 1, 2030, if the building removed from service meets the performance requirements of Section 307A.1.1.1.1. Services/systems and utilities for nonconforming nonacute care hospital buildings shall be permitted to pass through or under a building that has been removed from acute care hospital service only if the building removed from service meets the performance requirements of Section 307A.1.1.1.2.

Exception: Service/system and utilities for acute care hospital buildings may pass through or under the buildings that have been removed from acute care service and which do not meet the performance requirements of Section 307A.1.1.1.1 or Section 307A.1.1.1.2, provided all the following are met:

1. The building removed from acute care service remains under the jurisdiction of OSHPD.
2. The service/system and utilities only support acute care services in SPC-1 or SPC-2

buildings, and where no critical care areas occur.

3. The SPC-1 or SPC-2 buildings supported by the service/system and utilities meet the nonstructural requirements of NPC-2, as defined in the CAC, Part 1, Article 11, Table 11.1 and are served with essential power from a conforming building or source which does not pass through or under a building removed from acute care services.
4. The SPC-2 buildings supported by the service/system and utilities are removed from acute care service no later than January 1, 2026.

307A.1.2 Jurisdiction. Services/systems and utilities shall originate in and only pass through or under buildings that are under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD).

SECTION 308A COMPLIANCE ALTERNATIVES FOR MEANS OF EGRESS

308A.1 General. Means of egress through existing buildings shall be in accordance with the California Building Code, except as modified in this section.

308A.1.1 Means of egress. Means of egress shall comply with the requirements of Sections 308A.1.1.1 and 308A.1.1.2.

Exception: The enforcing agency shall be permitted to exempt minor additions, minor alterations and minor remodel projects from these requirements.

308A.1.1.1 Means of egress for hospital buildings. Means of egress for hospital buildings shall comply with the requirements of Sections 308A.1.1.1.1 through 308A.1.1.1.6.

308A.1.1.1.1 New and existing conforming hospital buildings. Means of egress for new hospital buildings and additions to existing conforming hospital buildings shall only pass through buildings that are conforming or comply with the requirements of SPC-3 or higher, and NPC-4/NPC-4D or higher.

Exception: Existing means of egress that pass through hospital buildings that have approved nonstructural performance categories NPC-3, or NPC-2, if the building has an approved extension to the NPC-3 deadline, shall be permitted to remain for the duration of extension. The non-structural components in the path of egress shall be braced in accordance with the new building provisions of this code.

308A.1.1.1.2 Existing SPC-2 hospital buildings. Means of egress for additions to existing SPC-2 hospital buildings shall only pass through hospital

buildings that have approved performance categories of SPC-2 or higher and NPC-4/NPC-4D or higher.

Exception: The means of egress shall be permitted to pass through hospital buildings that have approved nonstructural performance categories of NPC-3, or NPC-2 if the building has an approved extension to the NPC-3 deadline. Non-structural components in the path of egress shall be braced in accordance with the new building provisions of this code.

308A.1.1.1.3 Existing SPC-3 or higher hospital buildings. Means of egress for remodels of existing SPC-3 or higher hospital buildings shall only pass through hospital buildings that have approved performance categories of SPC-2 or higher and NPC-4 /NPC-4D or higher.

Exception: The means of egress shall be permitted to pass through hospital buildings that have approved nonstructural performance categories of NPC-3, or NPC-2 if the building has an approved extension to the NPC-3 deadline. Non-structural components in the path of egress shall be braced in accordance with the new building provisions of this code.

308A.1.1.1.4 Existing SPC-1 hospital buildings. Means of egress for remodels of existing SPC-1 hospital buildings shall only pass through hospital buildings that have approved performance categories of SPC-1 or higher and NPC-2 or higher.

Exception: Means of egress for acute care service spaces for hospitals licensed pursuant to subdivision (a) of Section 1250 of the Health and Safety Code shall comply with the requirements of Section 308A.1.1.1.2.

308A.1.1.1.5 Other hospital buildings. Hospital buildings that would not otherwise require evaluation for an SPC rating, which are used as a part of the means of egress for hospital buildings, shall be evaluated in accordance with the requirements of Section 1.3, Chapter 6, of the California Administrative Code to determine the appropriate rating, or shall meet the structural requirements of these regulations for conforming hospital buildings. Means of egress shall be in accordance with the requirements of Sections 308A.1.1.1.1 through 308A.1.1.1.4.

308A.1.1.1.6 Buildings removed from hospital service. The means of egress for acute care hospitals shall be permitted to pass through buildings that are removed from hospital service only if the buildings remain under the jurisdiction of OSHPD, and only until January 1, 2030, subject to the following:

1. Egress for conforming hospital buildings shall be permitted to pass through buildings that have been removed from acute care hospital service that comply with the requirements of Section 308A.1.1.1.1 or 308A.1.1.1.3.

2. Egress for nonconforming hospital buildings shall be permitted to pass through buildings that have been removed from acute care hospital service that comply with the requirements of Section 308A.1.1.1.2 or 308A.1.1.1.4.

After January 1, 2030, the means of egress for acute care hospital buildings shall only pass through hospital buildings that have approved performance categories of SPC-3 or higher and NPC-5.

308A.1.2 Jurisdiction. Means of egress shall only pass through buildings that are under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD).

SECTION 309A REMOVAL OF HOSPITAL SPC AND FREESTANDING BUILDINGS FROM GENERAL ACUTE CARE SERVICE

309A.1 General. The provisions of this section shall apply when hospital SPC or freestanding buildings are being removed from general acute care service, including when freestanding buildings are removed from OSHPD jurisdiction. Removal of these buildings shall satisfy the requirements of this section and the California Building Standards Code. OSHPD approval of construction documents and a building permit are required for removal.

309A.1.1 Buildings without approved extensions. An SPC-1 hospital building without an approved delay in compliance requirements in accordance with the California Administrative Code (CAC) Chapter 6 Section 1.5.2 or past the extension date granted in accordance with the CAC Chapter 6 Section 1.5.2 shall not be issued a building permit until a project to remove the subject SPC-1 building from general acute care services has been approved, permitted, and closed in compliance by the Office.

Exception: Building permits for seismic compliance, maintenance and repair shall be permitted to be issued.

309A.2 Definitions. The following words and terms are applicable to this section only:

BUILDING. The area included within surrounding exterior walls or any combination of exterior walls and fire walls (as described in California Building Code Sections 202 and 706) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above. A building may consist of one or more adjacent SPC buildings.

GENERAL ACUTE CARE SERVICE. Means basic and supplemental services, as defined in California Building Code Section 1224.3, provided in a general acute care building, as defined in California Building Code Section 202 and the California Administrative Code, Chapter 6, Section 1.2.

STRUCTURAL SEPARATION. Means a building separation in accordance with the California Building Code.

309A.3 Establishing eligibility for removal from general acute care service. In order to establish that one or more SPC buildings are eligible for removal from general acute care service, the hospital owner shall submit construction documents showing that after the SPC buildings are removed from general acute care service:

1. All basic acute care services or supplemental services on the hospital's license are provided in SPC buildings satisfying the requirements for SPC-2, SPC-3, SPC-4, SPC-4D, or SPC-5.

Exception: If the hospital includes SPC-1 buildings that are not being removed from general acute care service, and these SPC-1 buildings have an approved extension to the SPC-2 deadline, basic acute care services or supplemental services on the hospital's license are permitted to remain in these SPC buildings for the duration of their extension or until these SPC-1 buildings are removed from general acute care service, whichever comes first.

2. All basic acute care services or supplemental services on the hospital's license are provided in SPC buildings satisfying the requirements for NPC-3, NPC-4/NPC-4D, or NPC-5.

Exception: Services shall be permitted to be located in SPC buildings satisfying the requirements of NPC-2 if the SPC buildings have an approved extension to NPC-3 deadline.

3. The hospital complies with all egress requirements, including occupant load, number of required exits and travel distance to exits, and provides evidence that no egress from any acute care hospital building passes through the SPC buildings removed from general acute care service, SPC-1 buildings, or through buildings not under OSHPD jurisdiction.

Exceptions:

1. If the SPC building has an approved extension to the SPC-2 deadline, existing egress through the SPC-1 building shall be permitted for the duration of the extension or until the SPC-1 building is removed from general acute care service, whichever comes first.
2. When permitted by Section 308A.1.1.1.6.
4. No SPC building removed from general acute care service is used as a smoke compartment for any acute care hospital building. Buildings not under OSHPD jurisdiction shall not be used as a smoke compartment for any acute care hospital building.
5. Structural separation, fire barriers and fire walls shall satisfy the requirements of the California Building Standards Code.

Exception: An SPC seismic separation in accordance with the California Administrative Code Chapter 6 Section 3.4 shall be deemed to satisfy the building structural/seismic separation requirement in this section for SPC buildings that will remain under OSHPD jurisdiction.

6. If the SPC building removed from general acute care service shares a common fire alarm system with the acute care hospital, the main fire alarm control panel shall be located in an acute care hospital building. The SPC building removed from general acute care service shall be in a separate zone monitored by the main fire alarm control panel. Flexible connections shall be provided for conduits/conductors crossing structural or SPC seismic separation joints. If the intent is to place the SPC building under local jurisdiction, the building shall satisfy Section 309A.5.1.

Exception: Flexible connections for fire alarm conduits/conductors crossing seismic separation joints between an SPC building removed from general acute care service and adjacent SPC-1 or SPC-2 buildings may be omitted, provided the fire alarm in the adjacent SPC-1 and SPC-2 buildings have no connection to any SPC-3, SPC-4, SPC-4D, and SPC-5 buildings providing general acute care service.

7. If the SPC building removed from general acute care service shares the fire sprinkler system with the acute care hospital, an isolation valve with a tamper switch shall be provided to isolate the portion of the system serving the SPC building removed from acute care service. Flexible connections shall be provided in piping that crosses structural or SPC seismic separation joints. The fire sprinkler system shall not originate in the SPC building removed from general acute care service. If the intent is to place the building under local jurisdiction, the building shall satisfy Section 309A.5.1.

Exception: Flexible connections for seismic separation joints and fail safe shutoff valves, and disconnects for utilities between an SPC building removed from general acute care service and adjacent SPC-1 or SPC-2 buildings may be omitted, provided utilities in the adjacent SPC-1 and SPC-2 buildings have no connection to any SPC-3, SPC-4, SPC-4D, and SPC-5 buildings providing general acute care service.

8. Patient access as required by California Building Code Section 1224.4.7.5 does not pass through an SPC building removed from general acute care service or through buildings that are not under the jurisdiction of OSHPD.
9. The primary accessible entrance to the hospital is not through an SPC building removed from general acute care service or through buildings that are not under the jurisdiction of OSHPD.
10. No utilities servicing acute care hospital buildings originate in or pass through, over, or under, an SPC building removed from general acute care service, except as permitted by Section 307A.1.1.1.5, or a building not under OSHPD jurisdiction.
11. If utilities originating in an acute care hospital building feed an SPC building removed from general acute care hospital service, fail safe shutoff valves and/or disconnects shall be provided that permit isolation of the SPC

building removed from general acute care service from the hospital utilities. Flexible connections shall be provided for all utilities crossing structural or SPC seismic separation joints.

Exception: Flexible connections for seismic separation joints and fail safe shutoff valves, and disconnects for utilities between an SPC building removed from general acute care service and adjacent SPC-1 or SPC-2 buildings may be omitted, provided utilities in the adjacent SPC-1 and SPC-2 buildings have no connection to any SPC-3, SPC-4, SPC-4D, and SPC-5 buildings providing general acute care service.

309A.4 Buildings remaining under OSHPD jurisdiction. SPC and freestanding buildings removed from acute care service while remaining under the jurisdiction of OSHPD shall be subject to the provisions of Section 309.3.

309A.5 Change in jurisdiction for buildings removed from general acute care service. Except as provided by Section 309A.5.3, at the hospital's discretion, a building removed from general acute care service shall be permitted to be placed under the jurisdiction of the local enforcement agency. To be eligible for a change in jurisdiction, the building removed from general acute care service shall satisfy the requirements of Section 309A.5.1.

309A.5.1 Eligibility for change in jurisdiction. For a building removed from general acute care service to be eligible for a change in jurisdiction to the local enforcing agency, all the following criteria shall be satisfied:

- a. The building removed from general acute care service shall be freestanding, as defined in the California Administrative Code, Section 7-111.
- b. Any hospital support services located in the building removed from general acute care service, including administrative services, central sterile supply, storage, morgue and autopsy, employee dressing rooms and lockers, janitorial and housekeeping service, and laundry, shall be in excess of the minimum requirements for licensure and operation. Prior approval by the California Department of Public Health shall be obtained by hospital to locate these services in the building removed from general acute care service.
- c. Services/systems and utilities (e.g., power, emergency power, communication/data/nurse-call systems, space-heating systems, fire alarm system, fire-sprinkler system, medical gas & plumbing systems) shall be separate and independent from those serving any buildings under OSHPD jurisdiction.
- d. If the building being transferred to the jurisdiction of the local enforcing agency is adjacent to a building under OSHPD jurisdiction and fire-resistive construction separations are required, they shall be located in the building under OSHPD jurisdiction.

309A.5.2 Modification of buildings removed from OSHPD jurisdiction. The owner of the building shall be responsible for bringing the building into compliance with

all requirements of the new authority having jurisdiction. If a building requires modification to become eligible for removal from OSHPD jurisdiction, the construction project shall be closed with compliance by OSHPD prior to the change in jurisdiction. All occupancy separation, setback, and allowable area requirements shall be enforced.

309A.5.3 Buildings not eligible for change in jurisdiction. The following freestanding buildings shall remain under OSHPD jurisdiction:

- a. Any building in which basic and/or supplementary services are provided for a general acute care hospital, acute psychiatric hospital, and general acute care hospital providing only acute medical rehabilitation center services.
- b. Any building which provides required patient access, egress, or smoke compartment for a Building under OSHPD's jurisdiction.
- c. Any building in which services under OSHPD jurisdiction are provided, including skilled nursing services, intermediate care services, acute psychiatric services, and distinct part skilled nursing or intermediate care services.
- d. Any building providing central plant or utility services to a building under OSHPD jurisdiction.
- e. Any building through which utilities pass through, over or under, to serve a building under OSHPD jurisdiction.

309A.6 Vacated space. Vacated spaces intended to remain vacant while under the jurisdiction of OSHPD shall be subject to the provisions of Section 309.3.5.

309A.7 Demolition: Demolition of SPC buildings to be removed from general acute care services shall be permitted when buildings remaining under OSHPD's jurisdiction, after demolition, satisfy the requirements of the California Building Standards Code and demolition activity does not impair the operation and/or safety of any buildings that remain under the OSHPD's jurisdiction. Demolition shall be in accordance with California Building Code Section 3303.

Text continues on page 79

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE

CHAPTER 4 – REPAIRS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC- CG	SFM	HCD			DSA			OSHDP						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
				1	2	1/AC	AC	SS	SS/CC	1	1R	2	3	4	5								
Adopt Entire Chapter													X										
Adopt Entire Chapter as amended (amended sections listed below)				X	X						X	X		X	X								
Adopt only those sections that are listed below	X		X																				
Chapter / Section																							
401.1			X								X	X		X	X								
401.1.1	X																						
401.2			X																				
401.3	X																						
402			X																				
402.2				X	X																		
402.3				X	X																		
403			X																				
404			X																				
405.2.1 – 405.2.4.1				†	†	†																	
405.2.3.1			X																				
405.2.5	X																						
406											†	†		†	†								
407																							
407.1				X	X																		
408.1				X	X																		
408.2				X	X																		

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

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE

CHAPTER 5 – PRESCRIPTIVE COMPLIANCE METHOD

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM	HCD			DSA			OSHDP						BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
				1	2	1/AC	AC	SS	SS/CC	1	1R	2	3	4	5								
Adopt Entire Chapter													X										
Adopt Entire Chapter as amended (amended sections listed below)				X	X	X																	
Adopt only those sections that are listed below	X		X					X	X		X	X		X	X								
Chapter / Section																							
501											X	X		X	X								
501.1	X			X																			
501.1 <i>Exception 2</i>					X																		
501.1 <i>Exception 3</i>				X																			
501.1.1 – 501.3			X	†	†	†																	
501.1.2	X																						
502											X	X		X	X								
502.1 <i>Exception</i>	X																						
502.3	X																						
502.4	X																						
502.6			X																				
502.7			X	X																			
503											X	X		X	X								
503.1	X																						
503.2	X																						
503.3	X							X	X														
503.14			X	†	†	†																	
503.15			X	X																			
503.16.1				†	†	†																	
503.16.2				†	†	†																	
504			X	†	†	†					X	X		X	X								
505											X	X		X	X								
505.2				X	X																		
506			X								X	X		X	X								
506.1	X																						
506.1.1	X																						
506.3	X																						
506.4 <i>Exception</i>	X																						
507				†	†	†																	

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

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

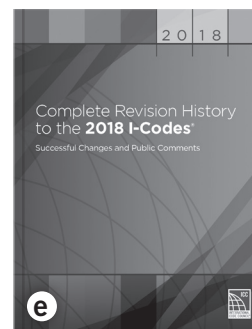
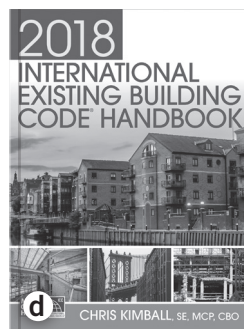
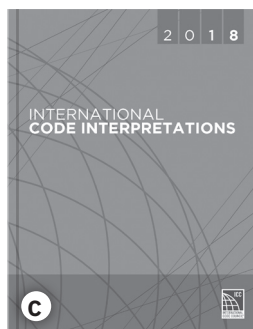
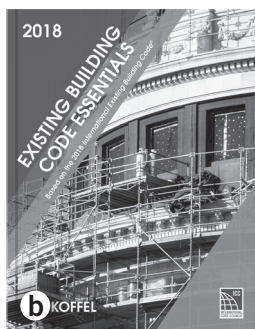
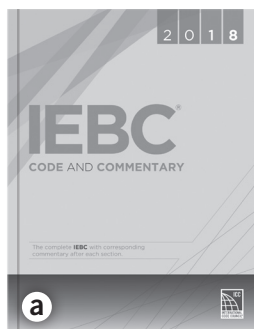
HISTORY NOTE APPENDIX

2019 California Existing Building Code California Code of Regulations, Title 24, Part 10

HISTORY:

For prior code history, see the History Note Appendix to the *California Existing Building Code*, 2016 Triennial Edition, effective January 1, 2017.

1. (BSC 05/18, DSA-SS 05/18, HCD 05/18, OSHPD 06/18, SFM 07/18) -- Adoption of the 2018 edition of the *International Existing Building Code*, published by the International Code Council, for incorporation into the 2019 *California Existing Building Code*, CCR Title 24, Part 10 with amendments for State regulated occupancies effective on January 1, 2020.
2. Erratum to correct editorial errors in Chapters 1 through 5, 15 and 16, effective January 1, 2020.
3. 2019 Intervening Cycle Update (HCD 07/19, OSHPD 07/19) Adoption of amendments to the 2019 *California Existing Building Code*. Approved by the California Building Standards Commission on August 13, 2020, published on January 1, 2021, effective July 1, 2021



Helpful tools for Your Existing Building Code

a. 2018 IEBC® Code and Commentary

This helpful tool contains the full text of 2018 IEBC, including tables and figures, followed by corresponding commentary at the end of each section to help code users understand the intent of the code provisions and learn how to apply them effectively.

SOFT COVER #3560S18

PDF DOWNLOAD #8756P18

SOFT + PDF COMBO #3560SP18

b. Existing Building Code Essentials: Based on the 2018 International Existing Building Code

Explains provisions essential to understanding the application of the 2018 IEBC to the most commonly encountered building practices. The information is presented in a user-friendly manner with an emphasis on technical accuracy and clear easy-to-apply language. Full-color illustrations and examples assist the reader in visualizing the code requirements. Topic organization follows the IEBC options of compliance such as Prescriptive, Work Area, and Performance compliance options. A focused, concise approach on alteration levels in the Work Area Compliance option.

SOFT COVER #4552S18

PDF DOWNLOAD #8951P011

c. 2018 International Code Interpretations

This publication is a compilation of interpretations applicable to the 2018 International Building, Energy Conservation, Existing Building, Fire, Fuel Gas, Mechanical, Plumbing, Residential, and Swimming Pool and Spa Codes. For convenience, the book is organized by code and code section, and includes applicable code text with each interpretation.

PDF DOWNLOAD #8950P863

d. 2018 International Existing Building Code Handbook

This practical guide shows, step by step, how to apply the provisions of the 2018 IEBC when carrying out repairs, alterations, additions, changes in occupancy, and detailed evaluations for buildings of all sizes. It compiles all the information needed to understand and apply the IEBC provisions to meet structural, fire, accessibility, and other code-related requirements. It begins with an overview of the IEBC, permits, construction documents, and other administrative requirements. It goes on to explain the three different compliance methods that can be followed under the IEBC. Throughout, diagrams, flowcharts, and illustrated examples clearly demonstrate the proper application of the code.

HARD COVER #4550S18

e. Complete Revision History to the 2018 I-Codes®: Successful Changes and Public Comments

This valuable collection greatly simplifies researching the history of a new, revised or deleted code section from 2015 to 2018. It collects all changes that occurred in the 2018 IBC®, IRC®, IEBC®, IECC®, IFC®, IMC®, and IPC®. For each successful change, the book includes:

- the original proposal with proponent's reason
- committee action with any modification
- any public comments made
- final action documentation

The book compiles the proponent's original reason for the change, unabridged statements that substantiated code development committee actions and the complete documentation for any public comment that was considered prior to final action on the change.

PDF DOWNLOAD #8950P830



Telework with ICC Digital Codes Premium

An essential online platform for all code users

ICC's Digital Codes is the most trusted and authentic source of model codes and standards, which conveniently provides access to the latest code text from across the United States. With a Premium subscription, users can further enhance their code experience with powerful features such as team collaboration and access sharing, bookmarks, notes, errata and revision history, and more.



Never miss a code update

Available anywhere 24/7

Use on any mobile or digital device

View hundreds of code titles and standards

20-18933

Go Beyond the Codes with a Premium Subscription
Start Your 14-Day Premium trial at ***codes.iccsafe.org/trial***