

# REVISION RECORD FOR THE STATE OF CALIFORNIA

## ERRATA

January 1, 2026

### 2025 Title 24, Part 10, California Existing Building Code

#### General Information:

1. The date of this erratum is for identification purposes only. See the History Note Appendix on the backside or accompanying page.
2. This erratum is issued by the California Building Standards Commission to correct non-substantive printing errors or omissions in the 2025 California Existing Building Code, California Code of Regulations, Title 24, Part 10. 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. An erratum to Title 24 is a non-regulatory correction because of a printing error or omission that does not differ substantively from the official adoption by the California Building Standards Commission. Accordingly, the corrected code text provided by this erratum may be applied on and after the stated effective date.
4. You may wish to retain the superseded material with this revision record so that the prior wording of any section can be easily ascertained.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	Insert Buff-Colored Pages
1-3 and 1-4	1-3 and 1-4
1-11 through 1-14	1-11 through 1-14
2-3 and 2-4	2-3 and 2-4
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3A-11 and 3A-12	3A-11 and 3A-12
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APPENDIX E-3 and APPENDIX E-4	APPENDIX E-3 and APPENDIX E-4
HIST-1 and HIST-2	HIST-1 and HIST-2



## **DIVISION I** **CALIFORNIA ADMINISTRATION**

### **SECTION 1.1—GENERAL**

**1.1.1 Title.** These regulations shall be known as the California Existing Building Code, may be cited as such and will be referred to herein as “this code.” The California Existing Building Code is Part 10 of thirteen parts of the official compilation and publication of the adoption, amendment and repeal of building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part incorporates by adoption the 2024 International Existing Building Code of the International Code Council with necessary California amendments.

**1.1.2 Purpose.** The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

**1.1.3 Scope.** The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures throughout the State of California. **[HCD 1 & 2]** The provisions of this code shall apply to repair, alteration, change of occupancy, addition to and relocation of every existing building or structure or any appurtenances connected or attached to such buildings or structures throughout the State of California.

**1.1.3.1 Nonstate-regulated buildings, structures and applications.** Except as modified by local ordinance pursuant to Section 1.1.8, the following standards in the California Code of Regulations, Title 24, Parts 2, 2.5, 3, 4, 5, 6, 7, 9, 10 and 11 shall apply to all occupancies and applications not regulated by a state agency.

**1.1.3.2 State-regulated buildings, structures and applications.** The model code, state amendments to the model code and/or state amendments where there are no relevant model code provisions shall apply to the following buildings, structures and applications regulated by state agencies as specified in Sections 1.2 through 1.14, except where modified by local ordinance pursuant to Section 1.1.8. When adopted by a state agency, the provisions of this code shall be enforced by the appropriate enforcing agency, but only to the extent of authority granted to such agency by the state legislature.

**Note:** See “How to Distinguish Between Model Code Language and California Amendments” in the front of the code.

1. State-owned buildings, including buildings constructed by the Trustees of the California State University, and to the extent permitted by California laws, buildings designed and constructed by the Regents of the University of California, and regulated by the Building Standards Commission. See Section 1.2 for additional scope provisions.
2. Section 1.3 is reserved for the Board of State Community Corrections.
3. Section 1.4 is reserved for the Department of Consumer Affairs.
4. Section 1.5 is reserved for the California Energy Commission.
5. Section 1.6 is reserved for the Department of Food and Agriculture.
6. Section 1.7 is reserved for the Department of Public Health.
7. 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 toilets or cooking facilities. See Section 1.8.2.1.1 for additional scope provisions.
8. Accommodations for persons with disabilities in buildings containing newly constructed covered multifamily dwellings, new common use areas serving existing covered multifamily dwellings, additions to existing buildings where the addition alone meets the definition of covered multifamily dwelling, and new common-use areas serving new covered multifamily dwellings, which are regulated by the Department of Housing and Community Development. See Section 1.8.2.1.2 for additional scope provisions.
9. Permanent buildings and permanent accessory buildings or structures constructed within mobilehome parks and special occupancy parks regulated by the Department of Housing and Community Development. See Section 1.8.2.1.3 for additional scope provisions.
10. Accommodations for persons with disabilities regulated by the Division of the State Architect. See Section 1.9.1 for additional scope provisions.
11. Public elementary and secondary schools, community college buildings and state-owned or state-leased essential service buildings regulated by the Division of the State Architect. See Section 1.9.2 for additional scope provisions.

12. Qualified historical buildings and structures and their associated sites regulated by the State Historical Building Safety Board with the Division of the State Architect.
13. General acute care hospitals, acute psychiatric hospitals, skilled nursing and/or intermediate care facilities, clinics licensed by the Department of Public Health and correctional treatment centers regulated by the Office of Statewide Hospital Planning and Development. See Section 1.10 for additional scope provisions.
14. Applications regulated by the Office of the State Fire Marshal include, but are not limited to, the following in accordance with Section 1.11:
  - 14.1. Buildings or structures used or intended for use as an:
    1. Asylum, jail, prison
    2. Mental hospital, hospital, home for the elderly, children's nursery, children's home or institution, school or any similar occupancy of any capacity
    3. Theater, dancehall, skating rink, auditorium, assembly hall, meeting hall, nightclub, fair building or similar place of assemblage where 50 or more persons may gather together in a building, room or structure for the purpose of amusement, entertainment, instruction, deliberation, worship, drinking or dining, awaiting transportation, or education
    4. Small family day-care homes, large family day-care homes, residential facilities and residential facilities for the elderly, residential care facilities
    5. State institutions or other state-owned or state-occupied buildings
    6. High-rise structures
    7. Motion picture production studios
    8. Organized camps
    9. Residential structures
  - 14.2. Tents, awnings or other fabric enclosures used in connection with any occupancy
  - 14.3. Fire alarm devices, equipment and systems in connection with any occupancy
  - 14.4. Hazardous materials, flammable and combustible liquids
  - 14.5. Public school automatic fire detection, alarm and sprinkler systems
  - 14.6. Wildland-urban interface fire areas
15. Section 1.12 is reserved for the State Librarian.
16. Section 1.13 is reserved for the Department of Water Resources.
17. For applications listed in Section 1.9.1 regulated by the Division of the State Architect-Access Compliance, outdoor environments and uses shall be classified according to accessibility uses described in Chapter 11B contained in the California Building Code.
18. Section 1.14 is reserved for the California State Lands Commission.

**1.1.4 Appendices.** Provisions contained in the appendices of this code shall not apply unless specifically adopted by a state agency or adopted by a local enforcing agency in compliance with Health and Safety Code Section 18901 et seq. for Building Standards Law, Health and Safety Code Section 17950 for State Housing Law and Health and Safety Code Section 13869.7 for Fire Protection Districts. See Section 1.1.8 of this code.

**1.1.5 Referenced codes.** The codes, standards and publications adopted and set forth in this code, including other codes, standards and publications referred to therein are, by title and date of publication, hereby adopted as standard reference documents of this code. When this code does not specifically cover any subject related to building design and construction, recognized architectural or engineering practices shall be employed. The National Fire Codes, standards and the Fire Protection Handbook of the National Fire Protection Association are permitted to be used as authoritative guides in determining recognized fire prevention engineering practices.

**1.1.6 Nonbuilding standards, orders and regulations.** Requirements contained in the California Existing Building Code, or in any other referenced standard, code or document, which are not building standards as defined in Health and Safety Code Section 18909, shall not be construed as part of the provisions of this code. For nonbuilding standards, orders and regulations, see other titles of the California Code of Regulations.

#### **1.1.7 Order of precedence and use.**

**1.1.7.1 Differences.** In the event of any differences between these building standards and the standard reference documents, the text of these building standards shall govern.

**1.1.7.2 Specific provisions.** Where a specific provision varies from a general provision, the specific provision shall apply.

**1.1.7.3 Conflicts.** When the requirements of this code conflict with the requirements of any other part of the California Building Standards Code, Title 24 the most restrictive requirements shall prevail.

**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.

### 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 110.3.7 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 101.7, 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].

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

**1.9.2.1.4 Reference to other chapters.** For public schools, where reference 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.

#### **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 110.3.7 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 101.7, 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 amendments in this code appear preceded with the acronym [DSA-SS/CC].

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

**1.9.2.2.4 Reference to other chapters.** For community colleges, where reference 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.

### **SECTION 1.10—DEPARTMENT OF HEALTH CARE ACCESS AND INFORMATION/ OFFICE OF STATEWIDE HOSPITAL 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**—Health Care Access and Information/Office of Statewide Hospital Planning and Development (OSHPD). The office shall enforce the California Energy Commission – Energy Regulations, 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 adopted in Chapter 1, Division II.

3. Title 24, Part 10, California Code of Regulations: Sections 1.1 and 1.10, Chapter 1, Division I, and as adopted in 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, 5A and 16.

OSHPD 1R adopts the following building standards in Title 24, Part 10: Chapters 2, 3, 4, 5 and 16.

**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 the California Building Standards 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**—Health Care Access and Information/Office of Statewide Hospital Planning and Development (OSHPD). The office shall enforce the California Energy Commission – Energy Regulations, 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 adopted in Chapter 1, Division II.
3. Title 24, Part 10, California Code of Regulations: Sections 1.1 and 1.10, Chapter 1, Division I, and as adopted in 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, 5 and 16.

**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 adopted in Chapter 1, Division II.
3. Title 24, Part 10, California Code of Regulations: Sections 1.1 and 1.10, Chapter 1, Division I, and as adopted in 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.

OSHPD 3 adopts the following building standards in Title 24, Part 10: Chapters 2, 3, 4, 5 and 16.

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

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

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

**Application**—Correctional treatment centers.

**Enforcing agency**—Health Care Access and Information/Office of Statewide Hospital Planning and Development (OSHPD). The office shall enforce the California Energy Commission – Energy Regulations, 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.

**1.10.4.1 Applicable administrative standards.**

1. Title 24, Part 1, California Code of Regulations: Chapter 7.

**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.

**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. **[OSHPD 1, 1R, 2, 4 & 5]** For terms not defined in this chapter, refer to Chapters 6 and 7 of the *California Administrative Code*, and Chapter 2 of the *California Building Code*. **[DSA-SS & DSA-SS/CC]** Definitions of terms given in Section 4-207 or 4-314 of the *California Administrative Code* govern over those in Section 202.

**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 multi-family dwelling is or will be situated. (See Government Code Section 66313.)*

**[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.

**[BG] AMBULATORY CARE FACILITY.** Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable.

**[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] APPROVED AGENCY.** An established and recognized organization that is regularly engaged in conducting tests, furnishing inspection services or furnishing product evaluation or certification where such organization has been approved by the code official.

**[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.

## DEFINITIONS

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.** [BSC, DSA-SS, DSA-SS/CC] The 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."

**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.** Any of the following shall be considered as a change of occupancy where the current California Building Code requires a greater degree of safety, accessibility, structural strength, fire protection, means of egress, ventilation or sanitation than is existing in the current building or structure:

1. Any change in the occupancy classification of a building or structure.
2. Any change in the purpose of, or a change in the level of activity within, a building or structure.
3. A change of use.

**[A] CHANGE OF USE.** A change in the use of a building or a portion of a building, within the same group classification, for which there is a change in application of the code requirements.

**[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 permanent, routine or frequent loads; under actual loads already in effect; or under snow, wind, rain, flood, earthquake aftershock or other environmental loads when such loads are imminent.

**[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 for the earthquake in question, as estimated by one of the following, is less than 30 percent of the mapped acceleration parameter  $S_s$ :
  - 1.1. The United States Geological Survey's algorithm for the data point closest to the site.
  - 1.2. As determined from peer-reviewed seismograph records from the site or from locations closer to the site than the algorithm-provided data points.
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 pre-earthquake condition.

**[BE] EMERGENCY ESCAPE AND RESCUE OPENING.** An operable exterior window, door or other similar device that provides for a means of escape and access for rescue in the event of an emergency.

**ENFORCEMENT AGENCY.** [BSC, DSA-SS, DSA-SS/CC] The agency or organization charged with responsibility for agency or organization compliance with the requirements of this code, also known as the Authority Having Jurisdiction in ASCE 41.

**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).

**[BF] EXTERIOR WALL COVERING.** A material or assembly of materials applied on the exterior side of exterior walls for the purpose of providing a weather-resisting barrier, insulation or for aesthetics, including but not limited to, veneers, siding, exterior insulation and finish systems, architectural trim and embellishments, such as cornices, soffits, facias, gutters and leaders.

<b>About this chapter:</b>	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 California 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.
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## SECTION 301—ADMINISTRATION

**301.1 Applicability.** The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with Section 301.2, 301.3 or 301.4. The provisions of Sections 302 through 309 shall apply to all alterations, repairs, additions, relocation of structures and changes of occupancy regardless of compliance method. **[OSHPD 1R, 2, 4 and 5]** Section 301.4 not permitted by OSHPD.

**Exceptions:**

- 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.*

- 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.*

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

- [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:**

- [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.
- [HCD 1]** Limited-density owner-built rural dwellings, as defined in Chapter 2 of the California Residential Code.
- 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 Department of Health Care Access and Information/Office of Statewide Hospital Planning and Development (OSHPD). Functional service spaces shall comply with the requirements in the California Building Code, Sections 1224, 1225, 1226, 1227 and 1228.

**301.1.1 Bleachers, folding and telescopic seating and grandstands.** Existing bleachers, folding and telescopic seating and grandstands shall comply with ICC 300.

**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.

**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 the following:

1. Alterations for accessibility required by *the California Building Code, Chapter 11A*.
2. Alterations that constitute substantial improvement in flood hazard areas, which shall comply with Sections 503.2, 701.3 or 1303.1.3.
3. Structural provisions of Section 304, Chapter 5 or to the structural provisions of Sections 706, 805 and 906.

**301.3.1 Prescriptive compliance.** 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 [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 Department of Health Care Access and Information/Office of Statewide Hospital Planning and Development (OSHPD). Refer to Chapter 3A for services, systems and utilities that serve OSHPD 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.

**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.

## SECTION 302—GENERAL PROVISIONS

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

**302.1.1 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.

**302.2 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.

**302.2.1 Additional codes in health care.** In existing Group I-2 occupancies, ambulatory health care facilities, outpatient clinics and hyperbaric facilities, alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall also comply with NFPA 99.

**302.3 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 code official to be unsafe.

**302.4 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] 302.4.1 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.

**302.5 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—STORM SHELTERS

**303.1 General.** This section applies to the design and construction of storm shelters for the purpose of providing protection during tornadoes, hurricanes and other severe windstorms.

**303.1.1 Construction.** Storm shelters shall be constructed in accordance with Section 423 of the *California Building Code* and ICC 500 and shall be designated as hurricane shelters, tornado shelters or combined hurricane and tornado shelters.

**Exception:** Storm shelters added to critical emergency operations facilities or Group E occupancies are not required to comply with the travel distance in Section 423.4.2 or 423.5.2 of the *California Building Code*.

**303.2 Addition to a Group E occupancy.** Where an addition is added to an existing Group E occupancy located in an area where the shelter design wind speed for tornadoes is 250 mph (402.3 km/h) in accordance with Figure 304.2(1) of ICC 500 and the occupant load in the addition is 50 or more, the addition shall have a storm shelter constructed in accordance with ICC 500.

**Exceptions:**

1. Group E day care facilities.
2. Group E occupancies accessory to places of religious worship.
3. Additions meeting the requirements for shelter design in ICC 500.

**303.2.1 Design occupant capacity.** The required design occupant capacity of the storm shelter shall include all buildings on the site, and shall be the total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.

**Exceptions:**

1. Where an addition is being added on an existing Group E site, and where the addition is not of sufficient size to accommodate the required design occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the addition.
2. Where approved by the code official, the required design occupant capacity of the shelter shall be permitted to be reduced by the design occupant capacity of any existing storm shelters on the site.

**303.3 Occupancy classification.** The occupancy classification for storm shelters shall be determined in accordance with Section 423.3 of the *California Building Code*.

## SECTION 304—STRUCTURAL DESIGN LOADS AND EVALUATION AND DESIGN PROCEDURES

**[BS] 304.1 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] 304.2 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] 304.3 Seismic evaluation and design procedures.** Where required, seismic evaluation or design shall comply with the procedures and criteria in this section, regardless of which compliance method is used. The scope of the required evaluation or design shall be as indicated in applicable provisions of Chapters 4 through 11.

**[BS] 304.3.1 Full seismic criteria.** Where required, seismic evaluation or design shall comply with one of the following methodologies, which shall not be applied in combination with each other:

1. Section 1613 of the *California Building Code*. Where the existing seismic force-resisting system is a type that can be designated as “Ordinary,” values of  $R$ ,  $\Omega_0$  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.
2. ASCE 41, using a Tier 3 procedure and both levels of the two-level performance objective in Table 304.3.1 for the applicable risk category.

[BS] TABLE 304.3.1—PERFORMANCE OBJECTIVES FOR USE IN ASCE 41 FOR COMPLIANCE WITH FULL SEISMIC CRITERIA		
RISK CATEGORY (Based on IBC 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] 304.3.2 Reduced seismic criteria.** Where required, seismic evaluation or design shall comply with one of the following methodologies, which shall not be applied in combination with each other:

1. Section 1613 of the *California Building Code* using 75 percent of the prescribed forces. Values of  $R$ ,  $\Omega_0$  and  $C_d$  used for analysis shall be as specified in Section 304.3.1 of this code.

2. Applicable chapters of Appendix A of this code, for structures or portions of structures specified in Items 2.1 through 2.4 subject to the limitations of the respective chapter.
  - 2.1. Chapter A1 for unreinforced masonry bearing wall buildings assigned to Risk Category I or II.
  - 2.2. Chapter A2 for the wall anchorage system in reinforced concrete and reinforced masonry wall buildings with flexible diaphragms assigned to Risk Category I or II.
  - 2.3. Chapter A3 for cripple walls and sill plate anchorage in residential buildings of light-frame wood construction assigned to Risk Category I or II.
  - 2.4. Chapter A4 for soft, weak or open-front wall conditions in multiple-unit residential buildings of wood construction assigned to Risk Category I or II.
3. ASCE 41, using the performance objective in Table 304.3.2 for the applicable risk category.

<b>[BS] TABLE 304.3.2—PERFORMANCE OBJECTIVES FOR USE IN ASCE 41 FOR COMPLIANCE WITH REDUCED CRITERIA FORCES</b>		
<b>RISK CATEGORY (Based on IBC Table 1604.5)</b>	<b>STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-1E EARTHQUAKE HAZARD LEVEL</b>	<b>STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-2E EARTHQUAKE HAZARD LEVEL</b>
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.

**304.3.3 Criteria for incidental and minor structural alteration, additions, or repairs of pre-1973 code buildings. [OSHPD 1R, 2, 4 & 5]** Provisions of this section shall apply to hospital buildings which were originally designed to pre-1973 building codes, and had no major structural alterations, additions or repairs using 1973 California Building Standards Code or later editions with an OSHPD permit.

1. **Nonstructural components.** Component importance factor,  $I_p$ , shall be permitted to be 1.0.

**Exception:** Components required for life safety purposes after an earthquake, including emergency, standby or alternative power systems, mechanical smoke removal systems, fire protection sprinkler systems, fire alarm control panels and egress stairways shall have a component importance factor ( $I_p$ ) of 1.5.

## SECTION 305—IN-SITU LOAD TESTS

**[BS] 305.1 General.** Where used, in-situ load tests shall be conducted in accordance with Section 1708 of the California Building Code.

## SECTION 306—ACCESSIBILITY FOR EXISTING BUILDINGS

**[DSA-AC]** Public buildings, public accommodations, commercial facilities and public housing regulated by the Division of the State Architect-Access Compliance in Title 24, Part 2, California Building Code, Chapter 1, Section 1.9.1 shall comply with Title 24, Part 2, California Building Code, Chapter 11B.

**[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 307—SMOKE ALARMS

**307.1 Smoke alarms.** Where an alteration, addition, change of occupancy or relocation of a building is made to an existing building or structure of a Group R and I-1 occupancy, the existing building shall be provided with smoke alarms in accordance with the California Fire Code or Section R310 of the California Residential Code.

**Exception:** Work classified as Level 1 Alterations in accordance with Chapter 7.

## SECTION 308—CARBON MONOXIDE DETECTION

**308.1 Carbon monoxide detection.** Where an addition, alteration, change of occupancy or relocation of a building is made to an existing building, the existing building shall be provided with carbon monoxide detection in accordance with the California Fire Code or Section R311 of the California Residential Code.

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 310A.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 310A.1.1.1.1 or Section 310A.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 California Administrative Code, 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.

**310A.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 Hospital Planning and Development (OSHPD). 11

## SECTION 311A—COMPLIANCE ALTERNATIVES FOR MEANS OF EGRESS

**311A.1 General.** Means of egress through existing buildings shall be in accordance with the California Building Code, except as modified in this section.

**311A.1.1 Means of egress.** Means of egress shall comply with the requirements of Sections 311A.1.1.1 and 311A.1.1.2.

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

**311A.1.1.1 Means of egress for hospital buildings.** Means of egress for hospital buildings shall comply with the requirements of Sections 311A.1.1.1.1 through 311A.1.1.1.6.

**311A.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 nonstructural components in the path of egress shall be braced in accordance with the new building provisions of the California Building Code.

**311A.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. Nonstructural components in the path of egress shall be braced in accordance with the new building provisions of the California Building Code.

**311A.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. Nonstructural components in the path of egress shall be braced in accordance with the new building provisions of the California Building Code.

**311A.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 311A.1.1.1.2.

**311A.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 311A.1.1.1 through 311A.1.1.1.4.

**311A.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 311A.1.1.1 or 311A.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 311A.1.1.2 or 311A.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.

**311A.1.2 Jurisdiction.** Means of egress shall only pass through buildings that are under the jurisdiction of the Office of Statewide Hospital Planning and Development (OSHPD).

#### **SECTION 312A—REMOVAL OF HOSPITAL SPC AND FREESTANDING BUILDINGS FROM GENERAL ACUTE CARE SERVICE**

**312A.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.

**312A.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.

**312A.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.

**312A.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 311A.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.

**About this chapter:**

Chapter 5 provides details for the prescriptive compliance method—one of the three main options of compliance available in this code for buildings and structures undergoing alteration, addition or change of occupancy.

**SECTION 501—GENERAL**

**501.1 Scope.** The provisions of this chapter shall control the alteration, addition and change of occupancy of existing buildings and structures, including historic buildings and structures, **[BSC]** including state-regulated structures in accordance with Section 501.1.2. *Historic buildings and structures shall comply with Part 8, Title 24, C.C.R.*

**Exceptions:**

1. **[HCD 2]** For relocated or 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.

**[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.

**501.1.1 Compliance with other methods.** Alterations, additions and changes of occupancy to existing buildings and structures shall comply with the provisions of this chapter or with one of the methods provided in Section 301.3.

**501.1.2 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, the California State University and 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.*

**501.2 Fire-resistance ratings.** Where approved by the code official, in buildings where an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the *California Building Code* has been added, and the building is now sprinklered throughout, the required fire-resistance ratings of building elements and materials shall be permitted to meet the requirements of the current building code. The building is required to meet the other applicable requirements of the *California Building Code*.

Plans, investigation and evaluation reports, and other data shall be submitted indicating which building elements and materials the applicant is requesting the code official to review and approve for determination of applying the current building code fire-resistance ratings. Any special construction features, including fire-resistance-rated assemblies and smoke-resistive assemblies, conditions of occupancy, means of egress conditions, fire code deficiencies, approved modifications or approved alternative materials, design and methods of construction, and equipment applying to the building that impact required fire-resistance ratings shall be identified in the evaluation reports submitted.

**501.3 Health care facilities.** In Group I-2 facilities, ambulatory care facilities and outpatient clinics, any altered or added portion of an existing electrical or medical gas systems shall be required to meet installation and equipment requirements in NFPA 99.

**501.4 Existing Group R occupancies.** **[SFM]** See the *California Residential Code* for existing Group R-3 occupancies or Chapter 11 of the *California Fire Code* for all other existing Group R occupancies.

**501.5 Carbon monoxide alarms.** **[HCD 1, SFM]** Pursuant to Health and Safety Code Section 17926, carbon monoxide detection shall be provided in all existing Group R buildings, as required in Section 915 of the *California Building Code* or Section R315 of the *California Residential Code*, as applicable.

**501.5.1 Carbon monoxide detection in alterations to an existing Group E building.** Where the alteration adds any of the conditions identified in the *California Fire Code* Sections 915.1.2 through 915.1.6 to an existing Group E building, not previously required to be provided with carbon monoxide detection, new carbon monoxide detection shall be installed in accordance with Section 915 of the *California Fire Code*.

**Exceptions:**

1. The alteration replaces an existing fossil-fuel burning appliance, fireplace or forced-air furnace, or any of the conditions identified in Sections 915.1.2 through 915.1.6 are already present.
2. The Group E building was constructed before the adoption of the 2016 *California Building Standards Code*.

**SECTION 502—ADDITIONS**

**502.1 General.** Additions to any building or structure shall comply with the requirements of the *California Building Code* or *California Residential Code*, as applicable, for new construction. Alterations to the existing building or structure shall be made to ensure that

the existing building or structure together with the addition are not less complying with the provisions of the *California Building Code* than the existing building or structure was prior to the addition except that the structural elements need only comply with Sections 502.2 through 502.3. An existing building together with its additions shall comply with the height and area provisions of Chapter 5 of the *California Building Code*. Where a new occupiable roof is added to a building or structure, the occupiable roof shall comply with the provisions of the *California Building Code*. **[OSHPD 1R, 2, 4 & 5]** *Structural elements shall comply with all the provisions of Section 502.*

**Exceptions:**

1. In-filling of floor openings and nonoccupiable appendages such as elevator and exit stairway shafts shall be permitted beyond that permitted by the *California Building Code*.
2. **[BSC]** *For state-owned buildings, including those owned by the University of California and the California State University and the Judicial Council, structural elements shall also comply with the requirements of Sections 317 through 322.*

**[BS] 502.1.1 Risk category assignment.** Where the addition and the existing building have different occupancies, the risk category of each existing and added occupancy shall be determined in accordance with Section 1604.5.1 of the *California Building Code*. Where application of that section results in a higher risk category for the existing building compared with the risk category for the existing building before the addition, such a change shall be considered a change of occupancy and shall comply with Section 506 of this code. Where application of that section results in a higher risk category for the addition compared with the risk category for the addition by itself, the addition and any systems in the existing building required to serve the addition shall comply with the requirements of the *California Building Code* for new construction for the higher risk category.

**502.1.2 Creation or extension of nonconformity.** An addition shall not create or extend any nonconformity in the existing building to which the addition is being made with regard to accessibility, structural strength, supports and attachments for nonstructural components, fire safety, means of egress or the capacity of mechanical, plumbing or electrical systems.

**Exception:** Nonconforming supports and attachments for nonstructural components that serve the addition from within the existing building need not be altered to comply with *California Building Code* Section 1613 unless the components are part of the addition's life-safety system or are required to serve an addition assigned to Risk Category IV.

**[BS] 502.2 Flood hazard areas.** For buildings and structures in flood hazard areas established in Section 1612.3 of the *California Building Code*, or Section R322 of the *California Residential Code*, as applicable, any addition that constitutes substantial improvement of the existing structure shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design. For new foundations, foundations raised or extended upward, and replacement foundations, the foundations shall be in compliance with the requirements for new construction for flood design.

For buildings and structures in flood hazard areas established in Section 1612.3 of the *California Building Code*, or Section R322 of the *California Residential Code*, as applicable, any additions that do not constitute *substantial improvement* of the existing structure are not required to comply with the flood design requirements for new construction, provided that both of the following apply:

1. The addition shall not create or extend a nonconformity of the existing building or structure with the flood-resistant construction requirements.
2. The lowest floor of the addition shall be at or above the lower of the lowest floor of the existing building or structure or the lowest floor elevation required in Section 1612 of the *California Building Code* or Section R306 of the *California Residential Code*, as applicable.

**[BS] 502.3 Existing structural elements carrying gravity load.** Any existing gravity load-carrying structural element for which an addition and its related alterations cause an increase in design dead, live or snow load, including snow drift effects, of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the *California Building Code* for new structures. Any existing gravity load-carrying structural element whose vertical load-carrying capacity is decreased as part of the addition and its related alterations shall be considered to be an altered element subject to the requirements of Section 503.3. Any existing element that will form part of the lateral load path for any part of the addition shall be considered to be an existing lateral load-carrying structural element subject to the requirements of Section 502.4.

**Exception:** Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the existing building and the addition together comply with the conventional light-frame construction methods of the *California Building Code* or the provisions of the *California Residential Code*.

**[BS] 502.4 Existing structural elements carrying lateral load.** Where the addition is structurally independent of the existing structure, existing lateral load-carrying structural elements shall be permitted to remain unaltered. Where the addition is not structurally independent of the existing structure, the lateral force-resisting system of the existing structure and its addition acting together as a single structure shall comply with Section 1609 of the *California Building Code* and with Section 304.3.1 of this code.

**Exceptions:**

1. Any existing lateral load-carrying structural element whose demand-capacity ratio with the addition considered is not more than 10 percent greater than its demand-capacity ratio with the addition ignored shall be permitted to remain unaltered. For purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces in accordance with Sections 1609 and 1613 of the *California Building Code*. For purposes of this exception, comparisons of demand-capacity ratios and calculation of design lateral loads, forces and capacities shall account for the cumulative effects of additions and alterations since original construction. When calcu-

3. Newly constructed fire escapes shall be permitted only where exterior stairways cannot be utilized because of lot lines.
4. Openings within 10 feet (3048 mm) of fire escape stairways shall be protected by fire assemblies having minimum  $\frac{3}{4}$ -hour fire-resistance ratings.

**Exception:** Opening protection shall not be required in buildings equipped throughout with an approved automatic sprinkler system.

5. In all buildings of Group E occupancy, up to and including the 12th grade, buildings of Group I occupancy, rooming houses and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

**804.5.1.2.2 Construction.** The fire escape shall be designed to support a live load of 100 pounds per square foot (4788 Pa) and shall be constructed of steel or other approved noncombustible materials. Fire escapes constructed of wood not less than nominal 2 inches (51 mm) thick are permitted on buildings of Type V construction. Walkways and railings located over or supported by combustible roofs in buildings of Types III and IV construction are permitted to be of wood not less than nominal 2 inches (51 mm) thick.

**804.5.1.2.3 Dimensions.** Stairways shall be not less than 22 inches (559 mm) wide with risers not more than, and treads not less than, 8 inches (203 mm). Landings at the foot of stairways shall be not less than 40 inches (1016 mm) wide by 36 inches (914 mm) long and located not more than 8 inches (203 mm) below the door.

**804.5.2 Mezzanines.** Mezzanines in the work area and with an occupant load of more than 50 or in which the travel distance to an exit exceeds 75 feet (22 860 mm) shall have access to not fewer than two independent means of egress.

**Exception:** Two independent means of egress are not required where the travel distance to an exit does not exceed 100 feet (30 480 mm) and the building is protected throughout with an automatic sprinkler system.

**804.5.3 Main entrance—Group A.** Buildings of Group A with an occupant load of 300 or more shall be provided with a main entrance capable of serving as the main exit with an egress capacity of not less than one-half of the total occupant load. The remaining exits shall be capable of providing one-half of the total required exit capacity.

**Exception:** Where a main exit is not well defined or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100 percent of the required width.

**804.6 Egress doorways.** Egress doorways in any work area shall comply with Sections 804.6.1 through 804.6.5.

**804.6.1 Two egress doorways required.** Work areas shall be provided with two egress doorways in accordance with the requirements of Sections 804.6.1.1 and 804.6.1.2.

**804.6.1.1 Occupant load and travel distance.** In any work area, all rooms and spaces having an occupant load greater than 50 or in which the travel distance to an exit exceeds 75 feet (22 860 mm) shall have not fewer than two egress doorways.

**Exceptions:**

1. Storage rooms having a maximum occupant load of 10.
2. Where the work area is served by a single exit in accordance with Section 804.5.1.1.

**804.6.2 Door swing.** In the work area and in the egress path from any work area to the exit discharge, all egress doors serving an occupant load of 50 or more shall swing in the direction of exit travel.

**804.6.2.1 Supplemental requirements for door swing.** Where the work area exceeds 50 percent of the floor area, door swing shall comply with Section 804.6.2 throughout the floor.

**Exception:** Means of egress within or serving only a tenant space that is entirely outside the work area.

**804.6.3 Door closing.** In any work area, all doors opening onto an exit passageway at grade or an exit stairway shall be self-closing or automatic-closing by listed closing devices.

**Exception:** Where exit enclosure is not required by the *California Building Code*.

**804.6.3.1 Supplemental requirements for door closing.** Where the work area exceeds 50 percent of the floor area, doors shall comply with Section 804.6.3 throughout the exit stairway from the work area to, and including, the level of exit discharge.

**804.6.4 Panic and fire exit hardware.** In any work area, and in the egress path from any work area to the exit discharge, in buildings or portions thereof of Group A assembly occupancies with an occupant load greater than 100, all required exit doors equipped with latching devices shall be equipped with approved panic or fire exit hardware in accordance with Section 1010.2.8 of the *California Building Code*.

**804.6.4.1 Supplemental requirements for panic hardware.** Where the work area exceeds 50 percent of the floor area, panic hardware shall comply with Section 804.6.4 throughout the floor.

**Exception:** Means of egress within a tenant space that is entirely outside the work area.

**804.7 Openings in corridor walls.** Openings in corridor walls in any work area shall comply with Sections 804.7.1 through 804.7.4.

**Exception:** Openings in corridors where such corridors are not required to be rated in accordance with the *California Building Code*.

**804.7.1 Corridor doors.** Corridor doors in the work area shall not be constructed of hollow core wood and shall not contain louvers. Dwelling unit or sleeping unit corridor doors in work areas in buildings of Groups R-1 and R-2 shall be not less than  $1\frac{3}{8}$ -

inch (35 mm) solid core wood or approved equivalent and shall not have any glass panels, other than approved wired glass or other approved glazing material in metal frames. Dwelling unit or sleeping unit corridor doors in work areas in buildings of Groups R-1 and R-2 shall be equipped with approved door closers. Replacement doors shall be  $1\frac{3}{4}$ -inch (44 mm) solid bonded wood core or approved equivalent.

**Exceptions:**

1. Corridor doors within a dwelling unit or sleeping unit.
2. Reserved.
3. Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required only to resist smoke, be reasonably tight fitting and shall not contain louvers.
4. In group homes with not more than 15 occupants and that are protected with an approved automatic detection system, closing devices are not required.
5. Door assemblies having a fire protection rating of not less than 20 minutes.

**804.7.2 Transoms.** All transoms in corridor walls in work areas shall have a fire protection rating as required for the door and permanently secured in the closed position or sealed with materials consistent with the corridor construction.

**804.7.3 Other corridor openings.** In any work area, unless protected in accordance with Section 716 of the *California Building Code*, any other sash, grille or opening in a corridor, and any window in a corridor not opening to the outside air, shall be sealed with materials consistent with the corridor construction.

**804.7.3.1 Supplemental requirements for other corridor opening.** Where the work area exceeds 50 percent of the floor area, Section 804.7.3 shall be applicable to all corridor windows, grills, sashes and other openings on the floor.

**Exception:** Means of egress within or serving only a tenant space that is entirely outside the work area.

**804.7.4 Supplemental requirements for corridor openings.** Where the work area on any floor exceeds 50 percent of the floor area, the requirements of Sections 804.7.1 through 804.7.3 shall apply throughout the floor.

**804.8 Dead-end corridors.** Dead-end corridors in any work area shall not exceed 35 feet (10 670 mm).

**Exceptions:**

1. Where dead-end corridors of greater length are permitted by the *California Building Code*.
2. In other than Group A occupancies, the maximum length of an existing dead-end corridor shall be 50 feet (15 240 mm) in buildings equipped throughout with an automatic fire alarm system installed in accordance with the *California Building Code*.
3. In other than Group A occupancies, the maximum length of an existing dead-end corridor shall be 70 feet (21 356 mm) in buildings equipped throughout with an automatic sprinkler system installed in accordance with the *California Building Code*.
4. In other than Group A occupancies, the maximum length of an existing, newly constructed, or extended dead-end corridor shall not exceed 50 feet (15 240 mm) on floors equipped with an automatic sprinkler system installed in accordance with the *California Building Code*.

**804.9 Means-of-egress lighting.** Means-of-egress lighting shall be in accordance with this section, as applicable.

**804.9.1 Artificial lighting required.** Means of egress in all work areas shall be provided with artificial lighting in accordance with the requirements of the *California Building Code*.

**804.9.2 Supplemental requirements for means-of-egress lighting.** Where the work area on any floor exceeds 50 percent of that floor area, means of egress throughout the floor shall comply with Section 804.9.1.

**Exception:** Means of egress within or serving only a tenant space that is entirely outside the work area.

**804.10 Exit signs.** Exit signs shall be in accordance with this section, as applicable.

**804.10.1 Work areas.** Means of egress in all work areas shall be provided with exit signs in accordance with the requirements of the *California Building Code*.

**804.10.2 Supplemental requirements for exit signs.** Where the work area on any floor exceeds 50 percent of that floor area, means of egress throughout the floor shall comply with Section 804.10.1.

**Exception:** Means of egress within a tenant space that is entirely outside the work area.

**804.11 Stairways.** An existing stairway shall not be required to comply with the requirements of Section 1011 of the *California Building Code* where the existing space and construction does not allow a reduction in pitch or slope.

**804.12 Escalators.** Where provided in below-grade transportation stations, existing and new escalators shall be permitted to have a clear width of less than 32 inches (813 mm).

**804.13 Handrails.** The requirements of Section 804.13.1 shall apply to handrails from the work area floor to, and including, the level of exit discharge.

**804.13.1 Design.** Handrails shall be designed and installed in accordance with the provisions of the *California Building Code*.

**804.14 Guards.** The requirements of 804.14.1 and 804.14.2 shall apply to guards from the work area floor to, and including, the level of exit discharge but shall be confined to the egress path of any work area.

**Equation 13-2** Height value, stories =  $(AS - EBS) \times CF$

where:

*AH* = Allowable height in feet (mm) from Section 504 of the *International Building Code*.

*EBH* = Existing building height in feet (mm).

*AS* = Allowable height in stories from Section 504 of the *International Building Code*.

*EBS* = Existing building height in stories.

*CF* = 1 if  $(AH) - (EBH)$  is positive.

*CF* = Construction-type factor shown in Table 1305.2.6(2) if  $(AH) - (EBH)$  is negative.

**Note:** Where mixed occupancies are separated and individually evaluated as indicated in Section 1305.2, the values *AH*, *AS*, *EBH* and *EBS* shall be based on the height of the occupancy being evaluated.

**1305.2.2 Building area.** The value for building area shall be determined by the formula in Section 1305.2.2.2. Section 506 of the *International Building Code* and the formula in Section 1305.2.2.1 shall be used to determine the allowable area of the building. Enter the area value and its sign (positive or negative) in Table 1306.1 under Safety Parameter 1305.2.2, Building Area, for fire safety, means of egress and general safety. In determining the area value, the maximum permitted positive value for area is 50 percent of the fire safety score as listed in Table 1306.2, Mandatory Safety Scores. Group I-2 occupancies shall be scored zero.

**1305.2.2.1 Allowable area formula.** The following formula shall be used in computing allowable area:

**Equation 13-3**  $A_a = A_t + (NS \times I_f)$

where:

*A<sub>a</sub>* = Allowable building area per story (square feet).

*A<sub>t</sub>* = Tabular allowable area factor (NS, S1, S13R, or SM value, as applicable) in accordance with Table 506.2 of the *International Building Code*.

*NS* = Tabular allowable area factor in accordance with Table 506.2 of the *International Building Code* for a nonsprinklered building (regardless of whether the building is sprinklered).

*I<sub>f</sub>* = Area factor increase due to frontage as calculated in accordance with Section 506.3 of the *International Building Code*.

**1305.2.2.2 Area formula.** The following formulas shall be used in computing the area value. Equation 13-4 shall be used for a single occupancy buildings and Equation 13-5 shall be used for multiple occupancy buildings. Determine the area value for each occupancy floor area on a floor-by-floor basis. For multiple occupancy buildings with the minimum area value of the set of values obtained for the particular occupancy shall be used as the area value for that occupancy.

For single occupancy buildings:

**Equation 13-4** Area value<sub>i</sub> = (Allowable area – Actual area)/1200 square feet

For multiple occupancy buildings:

**Equation 13-5** Area value<sub>i</sub> =  $\frac{\text{Allowable area}_i}{1200 \text{ square feet}} \left[ 1 - \left( \frac{\text{Actual area}_i}{\text{Allowable area}_i} + \dots + \frac{\text{Actual area}_n}{\text{Allowable area}_n} \right) \right]$

where:

*i* = Value for an individual separated occupancy on a floor.

*n* = Number of separated occupancies on a floor.

**1305.2.3 Compartmentation.** Evaluate the compartments created by fire barriers or horizontal assemblies which comply with Sections 1305.2.3.2 and 1305.2.3.3 and which are exclusive of the wall elements considered under Sections 1305.2.4 and 1305.2.5. Conforming compartments shall be figured as the net area and do not include shafts, chases, stairways, walls or columns. Using Table 1305.2.3, determine the appropriate compartmentation value (CV) and enter that value into Table 1306.1 under Safety Parameter 1305.2.3, Compartmentation, for fire safety, means of egress and general safety.

TABLE 1305.2.3—COMPARTMENTATION VALUES

OCCUPANCY	CATEGORIES <sup>a</sup>				
	a	b	c	d	e
A-1, A-3	0	6	10	14	18
A-2	0	4	10	14	18
A-4, B, E, S-2	0	5	10	15	20
F, M, R, S-1	0	4	10	16	22
I-2	0	2	8	10	14

a. For compartment sizes between categories, the compartmentation value shall be obtained by linear interpolation.

**1305.2.3.1 Categories.** The categories for compartment separations are:

1. Category a—Compartment size of 15,000 square feet (1394 m<sup>2</sup>) or more.
2. Category b—Maximum compartment size of 10,000 square feet (929 m<sup>2</sup>).
3. Category c—Maximum compartment size of 7,500 square feet (697 m<sup>2</sup>).
4. Category d—Maximum compartment size of 5,000 square feet (464 m<sup>2</sup>).
5. Category e—Maximum compartment size of 2,500 square feet (232 m<sup>2</sup>).

**1305.2.3.2 Wall construction.** A wall used to create separate compartments shall be a fire barrier conforming to Section 707 of the *International Building Code* with a fire-resistance rating of not less than 2 hours. Where the building is not divided into more than one compartment, the compartment size shall be taken as the total floor area on all floors. Where there is more than one compartment within a story, each compartmented area on such story shall be provided with a horizontal exit conforming to Section 1026 of the *International Building Code*. The fire door serving as the horizontal exit between compartments shall be so installed, fitted and gasketed that such fire door will provide a substantial barrier to the passage of smoke.

**1305.2.3.3 Floor/ceiling construction.** A floor/ceiling assembly used to create compartments shall conform to Section 711 of the *International Building Code* and shall have a fire-resistance rating of not less than 2 hours.

**1305.2.4 Tenant and dwelling unit separations.** Evaluate the fire-resistance rating of floors and walls separating tenants, including dwelling units, and not evaluated under Sections 1305.2.3 and 1305.2.5. Group I-2 occupancies shall evaluate the rating of the separations between care recipient sleeping rooms.

Under the categories and occupancies in Table 1305.2.4, determine the appropriate value and enter that value in Table 1306.1 under Safety Parameter 1305.2.4, Tenant and Dwelling Unit Separations, for fire safety, means of egress and general safety. The value shall be zero for single tenant buildings and buildings without dwelling units.

TABLE 1305.2.4—SEPARATION VALUES

OCCUPANCY	CATEGORIES				
	a	b	c	d	e
A-1	0	0	0	0	1
A-2	-5	-3	0	1	3
R	-4	-2	0	2	4
A-3, A-4, B, E, F, M, S-1	-4	-3	0	2	4
I-2	0	1	2	3	4
S-2	-5	-2	0	2	4

**1305.2.4.1 Categories.** The categories for tenant and dwelling unit separations are:

1. Category a—No fire partitions; incomplete fire partitions; no doors; doors not self-closing or automatic-closing.
2. Category b—Fire partitions or floor assemblies with less than 1-hour fire-resistance ratings or not constructed in accordance with Section 708 or 711 of the *International Building Code*, respectively.
3. Category c—Fire partitions with 1-hour or greater fire-resistance ratings constructed in accordance with Section 708 of the *International Building Code* and floor assemblies with 1-hour but less than 2-hour fire-resistance ratings constructed in accordance with Section 711 of the *International Building Code* or with only one tenant within the floor area.
4. Category d—Fire barriers with 1-hour but less than 2-hour fire-resistance ratings constructed in accordance with Section 707 of the *International Building Code* and floor assemblies with 2-hour or greater fire-resistance ratings constructed in accordance with Section 711 of the *International Building Code*.
5. Category e—Fire barriers and floor assemblies with 2-hour or greater fire-resistance ratings and constructed in accordance with Sections 707 and 711 of the *International Building Code*, respectively.

**1305.2.5 Corridor walls.** Evaluate the fire-resistance rating and degree of completeness of walls which create corridors serving the floor and that are constructed in accordance with Section 1020 of the *International Building Code*. This evaluation shall not include the wall elements considered under Sections 1305.2.3 and 1305.2.4. Under the categories and groups in Table 1305.2.5, determine the appropriate value and enter that value into Table 1306.1 under Safety Parameter 1305.2.5, Corridor Walls, for fire safety, means of egress and general safety.

**[BS] 1504.1.4 Barriers.** Barriers shall be not less than 8 feet (2438 mm) in height and shall be placed on the side of the walkway nearest the construction. Barriers shall extend the entire length of the construction site. Openings in such barriers shall be protected by doors that are normally kept closed.

**[BS] 1504.1.4.1 Barrier design.** Barriers shall be designed to resist loads required in Chapter 16 of the *California Building Code* unless constructed as follows:

1. Barriers shall be provided with 2-inch by 4-inch (51 mm by 102 mm) top and bottom plates.
2. The barrier material shall be boards not less than  $\frac{3}{4}$  inch (19.1 mm) in thickness or wood structural use panels not less than  $\frac{1}{4}$  inch (6.4 mm) in thickness.
3. Wood structural use panels shall be bonded with an adhesive identical to that for exterior wood structural use panels.
4. Wood structural use panels  $\frac{1}{4}$  inch (6.4 mm) or  $\frac{5}{16}$  inch (7.9 mm) in thickness shall have studs spaced not more than 2 feet (610 mm) on center.
5. Wood structural use panels  $\frac{3}{8}$  inch (9.5 mm) or  $\frac{1}{2}$  inch (12.7 mm) in thickness shall have studs spaced not more than 4 feet (1219 mm) on center, provided that a 2-inch by 4-inch (51 mm by 102 mm) stiffener is placed horizontally at mid-height where the stud spacing is greater than 2 feet (610 mm) on center.
6. Wood structural use panels  $\frac{5}{8}$  inch (15.9 mm) or thicker shall not span over 8 feet (2438 mm).

**[BS] 1504.1.5 Covered walkways.** Covered walkways shall have a clear height of not less than 8 feet (2438 mm) as measured from the floor surface to the canopy overhead. Adequate lighting shall be provided at all times. Covered walkways shall be designed to support all imposed loads. The design live load shall be not less than 150 psf (7.2 kN/m<sup>2</sup>) for the entire structure.

**Exception:** Roofs and supporting structures of covered walkways for new, light-frame construction not exceeding two stories above grade plane are permitted to be designed for a live load of 75 psf (3.6 kN/m<sup>2</sup>) or the loads imposed on them, whichever is greater. In lieu of such designs, the roof and supporting structure of a covered walkway are permitted to be constructed as follows:

1. Footings shall be continuous 2-inch by 6-inch (51 mm by 152 mm) members.
2. Posts not less than 4 inches by 6 inches (102 mm by 152 mm) shall be provided on both sides of the roof and spaced not more than 12 feet (3658 mm) on center.
3. Stringers not less than 4 inches by 12 inches (102 mm by 305 mm) shall be placed on edge on the posts.
4. Joists resting on the stringers shall be not less than 2 inches by 8 inches (51 mm by 203 mm) and shall be spaced not more than 2 feet (610 mm) on center.
5. The deck shall be planks not less than 2 inches (51 mm) thick or wood structural panels with an exterior exposure durability classification not less than  $\frac{23}{32}$  inch (18.3 mm) thick nailed to the joists.
6. Each post shall be knee-braced to joists and stringers by members not less than 2 inches by 4 inches (51 mm by 102 mm); 4 feet (1219 mm) in length.
7. A curb that is not less than 2 inches by 4 inches (51 mm by 102 mm) shall be set on edge along the outside edge of the deck.

**[BS] 1504.1.6 Repair, maintenance and removal.** Pedestrian protection required by Section 1504.1 shall be maintained in place and kept in good order for the entire length of time pedestrians are subject to being endangered. The owner or the owner's authorized agent, on completion of the construction activity, shall immediately remove walkways, debris and other obstructions and leave such public property in as good a condition as it was before such work was commenced.

**[BS] 1504.1.7 Adjacent to excavations.** Every excavation on a site located 5 feet (1524 mm) or less from the street lot line shall be enclosed with a barrier not less than 6 feet (1829 mm) in height. Where located more than 5 feet (1524 mm) from the street lot line, a barrier shall be erected where required by the code official. Barriers shall be of adequate strength to resist wind pressure as specified in Chapter 16 of the *California Building Code*.

## SECTION 1505—PROTECTION OF ADJOINING PROPERTY

**[BS] 1505.1 Protection required.** Adjoining public and private property shall be protected from damage during construction and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

**[BS] 1505.2 Excavation retention systems.** Where a retention system is used to provide support of an excavation for protection of adjacent structures, the system shall conform to the requirements in Section 1505.2.1 through 1505.2.3.

**[BS] 1505.2.1 Excavation retention system design.** Excavation retention systems shall be designed by a registered design professional to provide vertical and lateral support.

**[BS] 1505.2.2 Excavation retention system monitoring.** The retention system design shall include requirements for monitoring of the system and adjacent structures for horizontal and vertical movement.

**[BS] 1505.2.3 Retention system removal.** Elements of the system shall only be removed or decommissioned where adequate replacement support is provided by backfill or by the new structure. Removal or decommissioning shall be performed in such a manner that protects the adjacent property.

## SECTION 1506—TEMPORARY USE OF STREETS, ALLEYS AND PUBLIC PROPERTY

**[BG] 1506.1 Storage and handling of materials.** The temporary use of streets or public property for the storage or handling of materials or equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the applicable governing authority and this chapter.

**[BG] 1506.2 Obstructions.** Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located within 20 feet (6096 mm) of a street intersection, or placed so as to obstruct normal observations of traffic signals or to hinder the use of public transit loading platforms.

**[BG] 1506.3 Utility fixtures.** Building materials, fences, sheds or any obstruction of any kind shall not be placed so as to obstruct free approach to any fire hydrant, fire department connection, utility pole, manhole, fire alarm box or catch basin, or so as to interfere with the passage of water in the gutter. Protection against damage shall be provided to such utility fixtures during the progress of the work, but sight of them shall not be obstructed.

## SECTION 1507—FIRE EXTINGUISHERS

**[F] 1507.1 Where required.** Structures under construction, alteration or demolition shall be provided with not fewer than one approved portable fire extinguisher in accordance with Section 906 of the *California Fire Code* and sized for not less than ordinary hazard as follows:

1. At each stairway on all floor levels where combustible materials have accumulated.
2. In every storage and construction shed.
3. Additional portable fire extinguishers shall be provided where special hazards exist, such as the storage and use of flammable and combustible liquids.

**[F] 1507.2 Fire hazards.** The provisions of this code and of the *California Fire Code* shall be strictly observed to safeguard against all fire hazards attendant upon construction operations.

## SECTION 1508—MEANS OF EGRESS

**[BE] 1508.1 Stairways required.** Where building construction exceeds 40 feet (12 192 mm) in height above the lowest level of fire department vehicle access, a temporary or permanent stairway shall be provided. As construction progresses, such stairway shall be extended to within one floor of the highest point of construction having secured decking or flooring.

**[F] 1508.2 Maintenance of means of egress.** Means of egress and required accessible means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building.

**Exception:** Existing means of egress need not be maintained where approved temporary means of egress and accessible means of egress systems and facilities are provided.

## SECTION 1509—STANDPIPES

**[F] 1509.1 Where required.** In buildings required to have standpipes by Section 905.3.1 of the *California Building Code*, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet (12 192 mm) in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at locations adjacent to stairways, complying with Section 1508.1. As construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.

**[F] 1509.2 Buildings being demolished.** Where a building or portion of a building is being demolished and a standpipe is existing within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

**[F] 1509.3 Detailed requirements.** Standpipes shall be installed in accordance with the provisions of Chapter 9 of the *California Building Code*.

**Exception:** Standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes conform to the requirements of Section 905 of the *California Building Code* as to capacity, outlets and materials.

## SECTION 1510—AUTOMATIC SPRINKLER SYSTEM

**[F] 1510.1 Completion before occupancy.** In buildings where an automatic sprinkler system is required by this code or the *California Building Code*, it shall be unlawful to occupy any portions of a building or structure until the automatic sprinkler system installation has been tested and approved, except as provided in Section 110.3.

**[F] 1510.2 Operation of valves.** Operation of sprinkler control valves shall be permitted only by properly authorized personnel and shall be accompanied by notification of duly designated parties. When the sprinkler protection is being regularly turned off and on to

## CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE

### CHAPTER 16 – REFERENCED STANDARDS

(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			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			X								
Adopt Entire Chapter as amended (amended sections listed below)	X		X	X	X			X	X	X	X	X		X	X								
Adopt only those sections that are listed below																							
Chapter / Section																							
ASCE/SEI 7–2016										X	X	X		X	X								
ASCE/SEI 7–2022								X	X	X	X	X		X	X								
ASCE/SEI 41–2013										X													
ASCE/SEI 41–2017	†		†	†				†	†	†	†	†		†	†								
ASCE/SEI 41–2023	X		X	X				X	X	X	X	X		X	X								
ASTM A615–15 22										X													
ICC A117.1–2017				†	†	†																	
ICC CBC–25										X													
NFPA 72–24			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.



**About this chapter:**

This code contains numerous references to standards that are used to regulate materials and methods of construction. Chapter 16 contains a comprehensive list of all standards that are referenced in the code, including the appendices. The standards are part of the code to the extent of the reference to the standard. Compliance with the referenced standard is necessary for compliance with this code. By providing specifically adopted standards, the construction and installation requirements necessary for compliance with the code can be readily determined. The basis for code compliance is, therefore, established and available on an equal basis to the building code official, contractor, designer and owner.

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.4, or *California Administration Division 1, as applicable*. **[OSHPD 1] Reference to other chapters.** *In addition to the code sections referenced, the standards listed in this chapter are applicable to the respective code sections in Chapters 3A, 4A and 5A.*

**ACI**

American Concrete Institute, 38800 Country Club Drive, Farmington Hills, MI 48331-3439

**562—21: Assessment, Repair, and Rehabilitation of Existing Concrete Structures—Code Requirements**

405.1.1

**ASCE/SEI**

American Society of Civil Engineers Structural Engineering Institute, 1801 Alexander Bell Drive, Reston, VA 20191-4400

**7—1988: Minimum Design Loads and Associated Criteria for Buildings and Other Structures**

503.12, 706.3.2

**7—1993: Minimum Design Loads and Associated Criteria for Buildings and Other Structures**

503.12, 706.3.2

**7—1995: Minimum Design Loads and Associated Criteria for Buildings and Other Structures**

503.12, 706.3.2

**7—1998: Minimum Design Loads and Associated Criteria for Buildings and Other Structures**

503.12, 706.3.2

**7—2002: Minimum Design Loads and Associated Criteria for Buildings and Other Structures**

503.12, 706.3.2

**7—2005: Minimum Design Loads and Associated Criteria for Buildings and Other Structures**

503.12, 706.3.2

**7—2010: Minimum Design Loads and Associated Criteria for Buildings and Other Structures**

304A.3.5.6, 304A.3.5.11, 503.12, 501A.3.1, 706.3.2

**7—2016 with Supplement 1: Minimum Design Loads and Associated Criteria for Buildings and Other Structures [OSHPD 1] with Supplement 3**

503.12, 706.3.2

**7—2022: Minimum Design Loads and Associated Criteria for Buildings and Other Structures [OSHPD 1, 1R, 2, 4 and 5, DSS-SS, DSA-SS/CC] with Supplement 1**

304.2, 304.3.1, 304A.2, 304A.3.6.4, 304A.3.6.6, 503.4, 503.12, 503.13, 501A.3, 502A.5, 503A.4, 503A.13, 706.3.2, 805.3, 805.4

**41—2013: [OSHPD 1] Seismic Evaluation and Retrofit of Existing Buildings**

304.3.1, Table 304.3.1, 304.3.2, Table 304.3.2, 503.5, 503.11, 506.5.3, 906.2, 906.3, 1006.3

**41—2017: Seismic Evaluation and Retrofit of Existing Buildings**

304.3.1, Table 304.3.1, 304.3.2, Table 304.3.2, 503.5, 503.11, 506.5.3, 906.2, 906.3, 1006.3

**41—2023: [BSC, DSA-SS, DSA-SS/CC, HCD, OSHPD 1, 1R, 2, 4 and 5] Seismic Evaluation and Retrofit of Existing Buildings**

304.3.1, Table 304.3.1, 304.3.2, Table 304.3.2, 317.5, Table 317.5, 317.8, 318.1, 319.1, 319.2, 319.5, 319.7.7, 319.8, 319.9, 319.12, 320.1, 321.2.2, 304A.3.4, 304A.3.6, 503.5, 503.11, 506.5.3, 506A.5.3, 906.2, 906.3, 1006.3

**ASHRAE**

ASHRAE, 180 Technology Parkway, Peachtree Corners, GA 30092

**62.1—2022: Ventilation for Acceptable Indoor Air Quality**

807.2

**ASME**

American Society of Mechanical Engineers, Two Park Avenue, New York, NY 10016

- **A17.1—2022/CSA B44—2022: Safety Code for Elevators and Escalators**
- **A17.3—2023: Safety Code for Existing Elevators and Escalators**
- **A18.1—2023: Safety Standard for Platform Lifts and Stairway Chair Lifts**

**ASTM**

ASTM International, 100 Barr Harbor Drive, P.O. Box C700, West Conshohocken, PA 19428-2959

- A615—22: Specification for Deformed and Plain Carbon-steel Bars for Concrete Reinforcement**

303A.3.5.3

- C94/C94M—21b: Standard Specification for Ready-Mixed Concrete**

109.3.1

- E108—20a: Standard Test Methods for Fire Tests of Roof Coverings**

1204.5

- E136—22: Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750 Degrees C**

202

- F2006—21: Standard Safety Specification for Window Fall Prevention Devices for Non-Emergency Escape (Egress) and Rescue (Ingress) Windows**

505.2, 702.4

- F2090—21: Specification for Window Fall Prevention Devices with Emergency (Egress) Release Mechanisms**

505.2, 505.3.1, 702.4, 702.5.1

**ICC**

International Code Council, Inc., 200 Massachusetts Avenue, NW, Suite 250, Washington, DC 20001

- CBC—25: California Building Code**

101.4.1, 104.3.1, 106.2.2, 109.3.3, 109.3.6, 109.3.9, 109.3.10, 110.2, 201A.3, 202, 202A, 301A.1, 301A.5, 301.3, 302A.4, 302.4.1, 302.5, 303.1, 303A.1, 303.3, 304.1, 304A.1, 304.3.1, 304.3.2, 305.1, 306, 309.2, 309.2.1, 310A.1, 311A.1, 312A.2, 312A.3, 312A.7, 401.1, 401.3, 402A.1, 402.1, 405A.1, 405.2.1.1, 405.2.3.1, 405.2.3.3, 405.2.4, 405.2.5, 405.2.6, 501.2, 501A.3, 502A.1, 502.1, 502.1.1, 502.1.2, 502.2, 502.3, 502.4, 502.5, 503.1, 503.2, 503.3, 503.4, 503.5, 503.11, 503.12, 503.13, 503.14, 503.15, 503.16, 503.17, 503.19, 503.20, 505.3, 505.4, 506.1, 506.3, 506.4, 506.5.1, 506.5.2, 506.5.3, 506.5.4, 507.3, 701.2, 701.3, 702.1, 702.2, 702.3, 702.5, 702.6, 702.7, 704.3, 705.1, 705.2, 706.2, 706.3.2, 802.2.1, 802.2.3, 802.3, 802.4, 802.5.2, 802.6, 803.1.1, 803.2, 804.4, 804.5.1, 804.5.1.1, Table 804.5.1.1(1), 804.5.1.2.1, 804.6.3, 804.6.4, 804.7, 804.7.3, 804.8, 804.9.1, 804.10.1, 804.11, 804.14.2, 805.2, 805.3, 805.4, 904.2, 904.2.1, 905.2, 905.3, 905.4, 906.2, 906.3, 906.6, 1001.2, 1001.3, 1002.1, 1002.2, 1004.1, 1006.1, 1006.2, 1006.3, 1006.4, 1010.1, 1011.1, 1011.2.1, 1011.2.2, 1011.3, 1011.5.1, 1011.5.2, 1011.5.3, 1011.5.6, 1011.6.1, 1011.6.1.1, 1011.6.3, 1011.7.1, 1011.7.2, 1011.7.3, 1011.8.1, 1011.8.2, 1011.8.3, 1101.2, 1101.3, 1101.5, 1101.7, 1102.1, 1102.2, 1102.3, 1103.1, 1103.2, 1103.3, 1302.1.2, 1302.1.3, 1302.1.4, 1303.1.3, 1304.1.1, 1305.2.1, 1305.2.1.1, 1305.2.2, 1305.2.2.1, 1305.2.3.2, 1305.2.3.3, 1305.2.4.1, 1305.2.5, 1305.2.5.1, 1305.2.6, 1305.2.7.1, 1305.2.8, 1305.2.9, 1305.2.9.1, 1305.2.10, 1305.2.10.1, 1305.2.11, 1305.2.11.1, 1305.2.12.1, 1305.2.13, Table 1305.2.15, 1305.2.15.1, 1305.2.16.1, 1305.2.17, 1305.2.17.1, 1305.2.18, 1305.2.18.1, 1305.2.19, Table 1305.2.19, 1305.2.20, 1305.2.20.1, 1307.1.1, 1401.2, 1402.1, 1402.2, 1402.2.1, 1402.3, 1402.4, 1402.5, 1402.6, 1504.1.1, 1504.1.4.1, 1504.1.7, 1509.1, 1509.3, 1510.1

- CEC—25: California Energy Code**

302.2, 702.7, 708.1, 809.1, 907.1, 1104.1

- CFC—25: California Fire Code**

101.2.2, 101.4.2, 301.3.1, 302.2, 307.1, 308.1, 802.2.1, 802.2.3, 803.2.3, 803.4.1.1, 803.4.1.2, 803.4.1.3, 803.4.1.4, 803.4.1.5, 803.4.1.6, Table 804.5.1.1(1), 904.1.5, 1011.6.1.1, 1303.1.2, 1305.2.8.1, 1305.2.14, 1305.2.14.1, 1401.2, 1501.1, 1501.5, 1502.1, 1502.1.1, 1502.2, 1502.3, 1504.1, 1507.1, 1507.2

- CMC—25: California Mechanical Code**

302.2, 702.7, 807.1, 902.1.1, 1008.1, 1305.2.7.1, 1305.2.8, 1305.2.8.1

- CPC—25: California Plumbing Code**

302.2, 408.1, 702.7, 1009.1, 1009.2, 1009.3, 1009.5, 1302.1.6, 1503.1

## TEMPORARY EMERGENCY USES

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

### User notes:

**About this appendix:** The primary purpose for Appendix E is to provide guidance for designers, engineers, architects and fire and building officials to allow temporary emergency uses of existing buildings with respect to the minimum code requirements. This appendix is intended to serve as a template or checklist for use during an emergency that references the relevant code requirements.

### SECTION E101—GENERAL

**E101.1 Scope.** The provisions of this appendix shall apply to the use, installation, alteration, relocation and location of existing buildings and any service utilities or systems that serve such existing buildings during or based on the response to the emergency.

**E101.1.1 Objective.** The objective of this appendix is to provide flexibility for the code official to permit the temporary uses of existing buildings during an emergency to address unusual circumstances that temporarily overwhelm response capabilities of an entity while maintaining the level of safety intended by the code.

**E101.1.2 Temporary use.** Where temporary uses during emergencies exceed 180 days, judgement shall be used by the code official to allow for temporary uses and conditions to continue for the duration of the emergency based on the needs of the emergency. The code official is authorized to grant extensions for demonstrated cause.

### SECTION E102—DEFINITIONS

**E102.1 General.** The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

**EMERGENCY.** Any event declared by local, state or federal entities that temporarily overwhelms response capabilities and that requires the temporary suspension or modification of regulations, codes or standards to facilitate response to such an event.

**TEMPORARY USE.** An activity or practice that is established at a designated location for a period of less than 180 days. Uses include, but are not limited to, those functional designations listed within the occupancy group descriptions in Section 302.1 of the *California Building Code*.

### SECTION E103—SUBMITTAL DOCUMENTS

**E103.1 General.** Submittal documents shall be of sufficient clarity to indicate the location, nature and extent of the work or use proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the code official.

### SECTION E104—CONFORMANCE

**E104.1 General.** Temporary use of existing buildings shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to provide a reasonable level of safety, health and general welfare as determined by the code official.

**E104.2 Changes over time.** As an emergency evolves, submittal documents shall be submitted to demonstrate that the temporary uses of the existing buildings are in compliance with the requirements of this code.

### SECTION E105—PERMITS

**E105.1 Emergency permits.** In an emergency situation, where an existing building undergoes a temporary change of use or occupancy, the permit application shall be submitted as soon as practicable to the code official.

### SECTION E106—GENERAL STANDARDS FOR EMERGENCY USES

**E106.1 Scope.** The provisions of Sections E106.2 through E106.7 shall apply to all existing structures being repurposed and to all structures relocated to support the response to an emergency.

**E106.2 Intent.** The intent of this section is to provide a reasonable level of safety in a structure repurposed for emergency use.

**E106.3 Change of use or occupancy.** Existing buildings used in a way that was not originally intended by occupancy class or use shall be allowed without formally changing the occupancy. The previous occupancy and use shall resume upon the conclusion of the emergency. Where the temporary live load of the floor is more than that required by Section 1607 of the *California Building Code* for the original use, the area designated for the temporary live load shall be posted with placards for the approved live load.

**E106.4 Fire safety provisions.** Determination of the fire safety requirements by the code official shall be in accordance with Section E106.4.1 through E106.4.5 in order to make determinations of safe conditions rather than strict adherence to the provisions of the *California Fire Code*.

**E106.4.1 Fire safety and evacuation plans.** Fire safety and evacuation plans shall be provided in accordance with Sections 403 and 404 of the *California Fire Code*. Submittal documents shall be updated where there are any physical changes to the layout of the structure.

**E106.4.2 Training and practice drills.** Training of staff and practice drills shall comply with Sections 405 and 406 of the *California Fire Code*. Structures in place for longer than 30 days shall conduct evacuation drills in accordance with Section 405.3 of the *California Fire Code* based on the temporary use.

**E106.4.3 Fire protection.** An evaluation shall be performed to decide on fire protection needed utilizing NFPA 550.

**E106.4.4 Emergency access.** Emergency vehicle access roads shall be approved by the fire code official.

**E106.4.5 Fire watch.** A fire watch in accordance with Section 403.11.1 of the *California Fire Code* shall be permitted to be provided in lieu of other fire protection systems.

**E106.5 Means of egress.** Means of egress shall comply with Section 1011.5, in addition to Sections E106.5.1 through E106.5.3.

**Exception:** In Group I-2 occupancies, in areas where corridors are used for movement of care recipients in beds, the clear width of ramps and corridors shall be not less than 48 inches (1219 mm).

**E106.5.1 Exit discharge.** Exit discharge shall provide access to a public way or to a safe dispersal area in accordance with Section 1028.5 of the *California Building Code*.

**E106.5.2 Means of egress lighting.** The means of egress shall be illuminated when the space is occupied.

**Exception:** Sleeping areas.

**E106.5.3 Exit signs.** Exit signs shall be provided where the means of egress is not readily identifiable. Exit signs shall be permitted to be illuminated by the lighting provided in the structure.

**E106.6 Accessibility.** A facility that is constructed to be accessible shall be maintained accessible during occupancy.

**E106.7 Temporary connection.** The code official shall have the authority to authorize the temporary connection of the building or system to the utility, the source of energy, fuel or power, or the water system or sewer system in accordance with Section 111. Water closets and lavatories shall be either permanent plumbing fixtures installed within the structure or temporary water closets or lavatories, such as chemical toilets or other means approved by the code official.

**E106.7.1 Portable heating, cooling and cooking equipment.** Portable heating, cooling and cooking equipment shall be used in accordance with the *California Fire Code*, their listing and manufacturer's instructions.

## SECTION E107—USE OF SPECIFIC STANDARDS

**E107.1 Increased occupant load.** Allowing for additional occupants in *existing buildings* shall comply with Sections E107.1.1 through E107.1.3.

**E107.1.1 Authorization.** The code official is authorized to allow for an increase in the number of occupants or a change of use in a building or portion of a building during an emergency.

**E107.1.2 Maintenance of the means of egress.** The existing means of egress shall be maintained.

**E107.1.3 Sleeping areas.** Where a space is used for sleeping purposes, the space shall be equipped with smoke alarms in accordance with Sections 907.2.6.1.1 and 907.2.11 of the *California Fire Code* or be provided with a fire watch in accordance with Section 403.11.1 of the *California Fire Code*. Carbon monoxide alarms shall be installed in accordance with Section 915 of the *California Fire Code* where the structure uses any fossil fuel or wood burning appliances.

**E107.2 Temporary health care facilities.** Temporary health care facilities shall comply with Sections E107.2.1 and E107.2.2.

**E107.2.1 General.** Temporary health care facilities shall be erected, maintained and operated to minimize the possibility of a fire emergency requiring the evacuation of occupants.

**E107.2.2 Membrane structures under projections.** Membrane structures of less than 100 square feet (9.3 m<sup>2</sup>) shall be permitted to be placed under projections of a permanent building, provided the permanent building is protected with an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the *California Fire Code*.

**E107.3 Use of tiny houses or manufactured homes.** Tiny houses or manufactured homes used for temporary housing shall comply with Sections E107.3.1 through E107.3.5.

**E107.3.1 Fire separation distances.** Tiny houses or manufactured homes shall be separated by not less than 5 feet (1524 mm) between structures.

**E107.3.2 Fire breaks.** Tiny houses and manufactured homes shall not be located in groups of more than 20 units. Fire breaks of at least 20 feet (6096 mm) shall be provided between each group.

**E107.3.3 Smoke alarms.** Tiny houses and manufactured homes used for sleeping purposes shall be equipped with a smoke alarm complying with Section 907.2.11 of the *California Fire Code*. Smoke alarms are not required to be hard wired.

**E107.3.4 Carbon monoxide alarms.** Carbon monoxide alarms shall be installed in accordance with Section 915 of the *California Fire Code*, where the tiny house or manufactured home uses any fossil fuel or wood-burning appliances.

**E107.3.5 Structures located in a wildland-urban interface zone.** Tiny houses and manufactured homes that are located in a wildland-urban interface area shall be provided with defensible space in accordance with Section 603 of the *California Wildland-Urban Interface Code*.

## HISTORY NOTE APPENDIX

### 2025 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*, 2022 Triennial Edition, effective January 1, 2023.

1. (BSC 06/24, DSA-AC 01/24, DSA-SS 06/24, HCD 06/24, OSHPD 06/24, SFM 09/24)—Adoption by reference of the 2024 *International Existing Building Code* with necessary amendments to become the 2025 *California Existing Building Code*, and repeal of the 2021 edition of the *International Existing Building Code*. Approved by the California Building Standards Commission on February 26, 2025, filed with Secretary of State on March 7, 2025, and effective on January 1, 2026.
2. Erratum to address miscellaneous corrections throughout Chapters 1, 2, 3, 3A, 5, 8, 13, 15, 16, and Appendix E, effective January 1, 2026.

