

California Building
Standards Commission
presents

The Challenges of Keeping
Title 24 Neat & Tidy

For Redwood Empire Association of Code Officials



HOW WE STAY CONNECTED TO YOU

- We eavesdrop on your conversations
 - League of California Cities listserve
- We join you at your professional functions
- We offer video and printed educational resources
- We answer our phones!!! ...and emails
- We watch the Legislature too...





POLICY AND LEGISLATION SHAPE
TITLE 24

- See Information Bulletin 19-08 for enacted legislation affecting building standards
 - Wildfire
 - Seismic resilience
 - Alternate non-potable water
 - Tall wood buildings
 - Post-disaster rebuilding



WORKING WITH THE MODEL CODES

- 'Reserved' vs. strike and backfill
- 'Ghost amendments'
- Moving sections/chapters
- 'Carry forward'
- It's not polite to point, but...
- 'Adopt ahead'
- Errata

RESERVED

tion of the refuge area are corridors, lounge or dining areas and other low-hazard areas.

420.7 Reserved.

420.8 Reserved.

420.9 Group R cooking facilities. In Group R occupancies, cooking appliances used for domestic cooking operations shall be in accordance with Section 917.2 of the *California Mechanical Code*

and other low-hazard areas.



420.7 Group I-1 assisted living housing units. In Group I-1 occupancies, where a fire-resistance corridor is provided in areas where assisted living residents are housed, shared living spaces, group meeting or multipurpose therapeutic spaces open to the corridor shall be in accordance with all of the following criteria:

1. The walls and ceilings of the space are constructed as required for corridors.

420.8 Group I-1 cooking facilities. In Group I-1 occupancies, rooms or spaces that contain cooking facilities with domestic cooking appliances shall be in accordance with all of the following criteria:

1. In Group I-1, Condition 1 occupancies, the number of

CALIFORNIA
MODEL

GHOST AMENDMENTS

2015 IBC:

SECTION 1008

EMERGENCY ESCAPE AND RESCUE

1008.1 General. In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in ~~Group R-2 occupancies~~ **basements** ~~in Group R-2 occupancies~~ **basements** and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Exceptions:

1. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue openings.

Agency rulemaking in 2015 for the 2016 CBC:

420.8-420.9 General. In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 occupancies ~~in accordance with Table 1006.3.2(1) and 1006.3.2(2) and Group R-2 occupancies~~. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

2016 CBC:

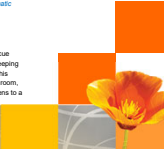

SECTION 1008

EMERGENCY ESCAPE AND RESCUE

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Exceptions:

1. In Groups R-1 and R-2 occupancies constructed of Type I, Type II, Type III or Type IV construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1.

A	B	C	D	E
10 Means of Egress	1001.3 Maintenance	replace "International" Fire Code with "California" Fire Code		
379	1001.4 Fire safety	replace "International" Fire Code with "California" Fire Code	G	
380	1002.1 Definitions	DSA-AC, HCD-1 & HCD-2 amendments	DSA-AC, HCD-1 & HCD-2	
381	1003.1 Applicability	DSA-AC & HCD-1&1AC amendments	DSA-AC & HCD-1&1AC	
382	1003.1.1 Exception	SFM amendment - add SFM banner to exception	SFM	
383	1003.1.1.1	CSHPD 1 & 4 amendment	CSHPD 1 & 4	
384	1003.1.1.1.1	CSHPD 2 amendment - should be section 1003.1.2	SFM	
385	1003.2 Exceptions	SFM, DSA-AC, & HCD-1&1AC amendments	SFM, DSA-AC & HCD-1&1AC	
386	1003.3 Exception	SFM amendment	SFM	
387	1003.3.1 Horizontal	SFM amendment	SFM	
388	1003.3.4 Clear width	DSA-AC & HCD-1&1AC amendments	DSA-AC & HCD-1&1AC	
389	1003.5 Elevation change	SFM, DSA-AC, & HCD-1&1AC amendments	SFM, DSA-AC & HCD-1&1AC	
390	1004.1.1.1 Intervening	SFM amendment - to be repealed	SFM	amended language
391	1004.1.1.2 Adjacent	SFM amendment - to be repealed	SFM	amended language
392	1004.1.1.3 Adjacent	SFM amendment - to be repealed	SFM	amended language
393	1005.1 Exceptions	SFM amendment	SFM	70 Section 1005.1.1.3
394	1005.2 Exceptions	SFM amendment	SFM	amended language
395	1005.3 Exceptions	SFM amendment	SFM	amended language
396	1007.1 Egress	SFM amendment	SFM	

TRACKING MOVING SECTIONS

<p>2016 CBC</p> <p>4. The corridors onto which the spaces open, in the same smoke compartment, are protected by an automatic <u>smoke</u> detection system installed in accordance with Section 907, <u>and</u> the smoke compartment in which the spaces are located is equipped throughout with quick-response sprinklers in accordance with Section 903.3.2.</p>	<p>2019 CBC</p> <p>4. The corridors onto which the spaces open, in the same smoke compartment, are protected by an automatic <u>smoke</u> detection system installed in accordance with Section 907, <u>and</u> the smoke compartment in which the spaces are located is equipped throughout with quick-response sprinklers in accordance with Section 903.3.2.</p>
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4. The corridors onto which the spaces open, in the same smoke compartment, are protected by an automatic smoke detection system installed in accordance with Section 907, and the smoke compartment in which the spaces are located is equipped throughout with quick-response sprinklers in accordance with Section 903.3.2.

CARRY FORWARD

- A concept that's difficult to keep smoothly flowing

2018 model

407.2.5 Nursing home housing units.

In Group 1-2, Condition 1 occupancies, in areas where nursing home residents are housed, shared living spaces, group meeting or multipurpose therapeutic spaces shall be permitted to be open to the corridor, where all of the following criteria are met:

2016 CBC

2019 CBC

407.2.5 Nursing home housing units. In Group 1-2 occupancies, in areas where nursing home residents are housed, shared living spaces, group meeting or multipurpose therapeutic spaces shall be permitted to be open to the corridor, where all of the following criteria are met:

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2016 CALIFORNIA BUILDING CODE



POINTERS

- Convenient, if not overused

The exterior wall envelope design shall be considered to resist wind-driven rain where the results of testing indicate that water did not penetrate control joints in the exterior wall envelope, joints at the perimeter of openings or intersections of terminations with dissimilar materials.

3. Exterior insulation and finish systems (EIFS) complying with Section 1408.4.1.

1403.2.1 [BSC-CG] See California Green Building Standards Code, Chapter 5, Division 5.4 for additional weather protection requirements.

[BS] 1403.3 Structural. Exterior walls, and the associated openings, shall be designed and constructed to resist safely the superimposed loads required by Chapter 16.

1403.4 Fire resistance. Exterior walls shall be fire-resistance rated as required by other sections of this code with opening protection as required by Chapter 7.

1403.5 Vertical and lateral flame propagation. Exterior walls on buildings of Type I, II, III or IV construction that are greater than 40 feet (12 192 mm) in height above grade plane and contain a combustible water-resistive barrier shall be tested in accordance with and comply with the acceptance



ADOPT AHEAD

- The art of taking desired model text still being developed and writing it into California codes during the intervening cycle (mid-way between editions)
- Will appear in supplements – to be published January 1, effective July 1, 2021.



ERRATA

- There are model errata and then there are California errata
- Not all errata are created equal
- Model's first printing is all that California uses



WHO & WHAT INFORMS YOUR ACTIONS?

- To **banner** or not to banner – that is the question
- Co-adoption
- Your local adoption – do you follow the BSC banner?
- Those pesky appendices
- 'Not adopting' vs 'not printing'



BANNERS

Many configurations – not random

Boarding houses (transient) with more than 10 occupants
 Congregate (residences) (transient) with more than 10 occupants
 Hotels (transient)
 Motels (transient)
HCD 11 Efficiency dwelling units (transient)
310.3 Residential Group R-2. Residential Group R-2 occupancies shall be constructed in accordance with the provisions of this chapter and shall comply with the provisions of Chapter 11A or 11B, as applicable.
 the highest occupiable floor level in those areas is less than 420 feet (128 m) in building height.
403.5.3 Stairway door operation. Stairway doors other than the exit discharge doors shall be permitted to be locked from the stairway side. Stairway doors that are locked from the stairway side shall be capable of being unlocked simultaneously without unlatching upon a signal from the fire command center. Upon failure of electrical power to the locking mechanism the door shall unlock.
403.5.3.1 Stairway communication system. A telephone or other two-way communications system con-

406.2.2 Clear height. The clear height of each floor level in vehicle and pedestrian traffic areas shall be not less than 7 feet (2134 mm). Canopies under which fuels are dispensed shall have a clear height in accordance with Section 406.7.2. **(DSA-AC, HCD 1-AC)** The clear height of vehicle and pedestrian areas required to be accessible shall comply with Chapter 11A or 11B, as applicable.
 rate and distinct buildings from each other and shall comply with all other provisions of this code as applicable to each separate and distinct building.
510.10 Group R. [SFMJ] Buildings housing protective social care homes or in occupancies housing inmates who are not restrained need not be of one-hour fire-resistive construction when not more than two stories in height. In no case shall individual floor areas exceed 3,000 square feet (279 m²). The fire-resistive protection of the exterior walls shall not be less than one hour where such walls are located within 5 feet (1524 mm) of the property line. Openings within such walls



[illegible][illegible]

