

# GUIDE TO TITLE 24

Based on the 2019 edition of the California Building Standards Code, Title 24, California Code of Regulations



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**4th Edition**



**C A L I F O R N I A**  
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# Chapter 1. Introduction

This guide is developed and distributed by the California Building Standards Commission. The intent is to provide information on the application, use and organization of the California Building Standards Code, Title 24 of the California Code of Regulations (Title 24), which governs the design and construction of all building occupancies and associated facilities and equipment throughout California.

This guidebook will also explain the inclusion of model codes in Title 24, state amendments to model code language, and how to identify and apply adopted provisions for specific building types, occupancies, facilities and equipment. There are examples to illustrate the proper use of code text, and information on enforcement of Title 24 as provided in state law that should be of interest to local government.

Most code illustrations used herein are taken from the 2019 California Building Code (Part 2 of Title 24, Volume 1), and we recommend you have that code in hand while reading this guide. Access to the state websites for California state laws and the California Code of Regulations will also enhance your use of this guide. The website for state laws is [California Legislative Information](https://leginfo.ca.gov/) at <https://leginfo.legislature.ca.gov/faces/codes>. The website for the California Code of Regulations may be accessed through the [California Office of Administrative Law](http://www.oal.ca.gov) at [www.oal.ca.gov](http://www.oal.ca.gov).

This guide will reference the following documents that are available at the [California Building Standards Commission website](http://www.dgs.ca.gov/bsc) at [www.dgs.ca.gov/bsc](http://www.dgs.ca.gov/bsc).

- All parts of the 2019 edition of Title 24
- Specifically, Chapter 1, Division 1, of the California Building Code (Part 2 of Title 24)

Chapter 7 of this guide provides a glossary of terms commonly associated with Title 24 and the code adoption process. We highly recommend reviewing the glossary before proceeding to Chapter 2 and using the glossary as you read the guide to improve your understanding of the terminology. Without a working understanding of the names and terms used herein to explain Title 24, the effectiveness of this guide will be impaired. A self-evaluation quiz designed to reinforce appropriate understanding of the application and use of Title 24 is provided in Chapter 8.

The information provided in this guide should help eliminate common errors in the application of building codes in California. Common errors include:

- Using model codes instead of Title 24
- Applying model code provisions that are not adopted for use in California

- Applying adopted Title 24 provisions universally that were intended for only specific building occupancies or building features
- Not applying Title 24 provisions that are developed to implement state laws and that are not provided in model codes
- Using Title 24 provisions that have been superseded by provisions published at a later date as supplements to Title 24

For persons learning to use codes, we recommend reading the *Code Book Fundamentals* guide available on [CBSC's website](http://www.dgs.ca.gov/bsc) [www.dgs.ca.gov/bsc](http://www.dgs.ca.gov/bsc). It provides an explanation of important fundamentals about laws, regulations, and codes that will be very helpful. Our educational publications are available under the *Resources* on our website.

Written comments and suggestions regarding this guide are welcomed so that future editions will be more effective. Address written comments and suggestions to:

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Comments and suggestions may also be sent by email to [cbsc@dgs.ca.gov](mailto:cbsc@dgs.ca.gov).



## Chapter 2. Introduction to Title 24

If you are unfamiliar with some of the terms used in this guide, see the Glossary of Terms in Chapter 7 for definitions including:

- California Code of Regulations
- California Health and Safety Code
- California Building Standards Commission

### Getting to Know Title 24

The California Building Standards Code, Title 24, is the 24<sup>th</sup> title within the California Code of Regulations (CCR). The CCR is divided into 28 separate titles, each based on subjects or state agency jurisdictions. State regulations in the CCR are developed by state agencies as determined necessary to implement, interpret, clarify and carry out the requirements of state law. The state agencies must have authority in state law to adopt or propose regulations. State regulations should not be confused with state laws enacted through the legislative process.

Title 24 is reserved for state regulations that govern the design and construction of buildings, associated facilities and equipment. These regulations are defined as building standards in California Health and Safety Code (HSC) Section 18909. HSC Section 18902 gives Title 24 the name California Building Standards Code.

Title 24 is published by the California Building Standards Commission (CBSC) and it applies to all building occupancies throughout the State of California (see HSC Sections 18908 and 18938). A common misunderstanding is that Title 24 relates to only energy conservation, or only accessibility, or that it applies to only state owned buildings and properties. In fact, Title 24 applies to all building occupancies, and related features and equipment, throughout the state. It contains requirements for structural, mechanical, electrical, and plumbing systems, and requires measures for energy conservation, sustainable design, construction and maintenance, fire and life safety, and accessibility.

Cities and counties are required by state law to enforce Title 24 (more about this in Chapter 6. Enforcement). Cities, counties, a city and county, and fire protection districts, may adopt ordinances making more restrictive requirements than provided by Title 24 because of local climatic, geological, or topographical conditions. Chapter 5 provides details about how local amendments may be established lawfully. Additionally, our *Guide for Local Amendments of Building Standards*, available on [our website](#), explains these requirements.

## The Commission

CBSC is responsible for overseeing the adoption, approval and publication of the provisions in Title 24. CBSC has 10 members appointed by the governor who must be confirmed by the state senate. A voting chairperson, who is the Secretary of the Government Operations Agency, is also appointed by the governor and confirmed by the state senate. The authority and activities of CBSC are set out in Health and Safety Code (HSC), Division 13, Part 2.5, commencing with Section 18901. This portion of the HSC is known as the California Building Standards Law. The HSC requires that members of CBSC be representative of the general public and regulated industry. Excluding the chairperson, the appointed membership of CBSC must include:

- One Architect
- One Mechanical, Electrical or Fire Protection Engineer
- One Structural Engineer
- One Licensed Contractor
- One Representative from Organized Labor in the building trades
- One Local Building Official
- One Local Fire Official
- Three Representatives of the General Public, of which at least one shall be a person with physical disabilities

Additional requirements are:

1. At least one member shall be experienced and knowledgeable in barrier free architecture and sensitive to the requirements necessary to ensure public buildings are accessible to, and usable by, persons with physical disabilities.
2. At least one member of the commission shall be experienced and knowledgeable in building energy efficiency standards.
3. At least one member of the commission shall be experienced and knowledgeable in sustainable building, design, construction and operation.

The term length for each member is four years and termination dates are staggered. The chairperson, who is the Secretary of the Government Operations Agency, serves at the pleasure of the governor.

CBSC is supported by a staff of 14 state employees guided by an Executive Director appointed by CBSC's commissioners. CBSC oversees a Coordinating Council of state agency representatives, and Code Advisory Committees consisting of volunteers. CBSC also has authority in state law to propose for adoption building standards with application to state owned buildings, green building standards for non-residential buildings, and for any building type where no other state agency has specific authority to do so, or when a state agency with authority to adopt fails to do so because of budget or other constraints.

## How Title 24 Is Organized

The provisions of Title 24 include requirements for the structural, plumbing, electrical and mechanical systems of buildings, and for fire and life safety, energy conservation, green design and accessibility in and about buildings. Thus, Title 24 is organized into separate parts. Each part is given a separate name reflecting its subject. Some parts are based on model codes (explained later in the guide). The current edition of Title 24 includes:

- Part 1 – California Administrative Code
- Part 2 – California Building Code, Volumes 1 and 2, based on the 2018 International Building Code
- Part 2.5 – California Residential Code, based on the 2018 International Residential Code
- Part 3 – California Electrical Code, based on the 2017 National Electrical Code
- Part 4 – California Mechanical Code, based on the 2018 Uniform Mechanical Code
- Part 5 – California Plumbing Code, based on the 2018 Uniform Plumbing Code
- Part 6 – California Energy Code
- Part 7 – currently vacant
- Part 8 – California Historical Building Code
- Part 9 – California Fire Code, based on the 2018 International Fire Code
- Part 10 – California Existing Building Code, based on the 2018 International Existing Building Code
- Part 11 – California Green Building Standards Code, also known as the CALGreen Code
- Part 12 – California Referenced Standards Code

This picture shows the 2019 edition of Title 24, Parts 1 through 12, in eleven binders.



Each binder contains one part with the exceptions of Part 2, which has two binders for Volume 1 and Volume 2, and Part 8 (California Historical Building Code), Part 10 (California Existing Building Code) and Part 12 (California Referenced Standards Code), which are combined in one binder featuring Part 10 on the cover. Part 7 is vacant and there is no binder, nor is it located in any other Part of Title 24.

## Code Names: Let's Clarify the Confusion

Code names can be confusing so, before going further, let's clarify three names that have already been mentioned and that can create confusion if not understood correctly.

- **California Building Standards Law:** This name refers to the body of state law within California Health and Safety Code (HSC), Division 13, Part 2.5, commencing with Section 18901. The provisions of Part 2.5 govern the work of CBSC, and specify that the codes adopted and published by CBSC have statewide application. The provisions of Part 2.5 are state laws enacted through the legislative process involving the state legislature and governor. See HSC Section 18901.
- **California Building Standards Code:** This name refers to the building standards located in Title 24 of the CCR as published by the California Building Standards Commission. The building standards in the California Building Standards Code are state regulations developed or adopted by various state agencies in the executive branch of state government. State laws require various state agencies to develop building standards for specific types of buildings, building equipment and features. See HSC Section 18902.
- **California Building Code:** This name refers to Part 2, Volumes 1 and 2, of the California Building Standards Code in Title 24 of the CCR. It should not be confused with the California Building Standards Code, which is the name given to the entire body of building standards in Title 24. Again, the California Building Code is only Part 2, Volumes 1 and 2, within Title 24 of the California Building Standards Code.

## Model Codes Incorporated in Title 24

As previously stated in *How Title 24 is Organized*, several parts of Title 24 are based on model codes. The term “model code” means a code that has been developed by a private code developing organization and that is available through a license agreement with the publishing entity for adoption by a political jurisdiction. Health and Safety Code (HSC) Section 18916, which is within the California Building Standards Law, reads as follows:

*“Model code” means any building code drafted by private organizations or otherwise, and shall include, but not be limited to, the latest edition of the following:*  
*(a) The International Building Code of the International Code Council.*

- (b) *The Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials.*
- (c) *The Uniform Mechanical Code of the International Association of Plumbing and Mechanical Officials.*
- (d) *The National Electrical Code of the National Fire Protection Association.*
- (e) *The International Fire Code of the International Code Council.*
- (f) *The International Existing Building Code of the International Code Council.*
- (g) *The International Residential Code of the International Code Council.*

When a new model code edition becomes available, CBSC and the specified state agencies must review the code to determine if adoption is appropriate. Not all available model codes are found to be appropriate for use in California. Those currently adopted are shown in *How Title 24 Is Organized*.

Exceptions and clarifications:

In some cases, not all chapters of the model code used as the basis for a part of Title 24 are adopted:

1. The California Building Code (Part 2 of Title 24) is based predominantly on the International Building Code. However, Chapters 7A and 11A are California Amendments in their entirety. Chapter 7A is developed by the Office of the State Fire Marshal (SFM) to implement state law regarding wildland fire hazards. Chapter 11A is developed by the Department of Housing and Community Development (HCD) for accessibility in multifamily dwellings and the Division of the State Architect (DSA) for accessibility in public housing.
2. Chapter 11B of Part 2 is developed by DSA to implement state law regarding accessibility for persons with disabilities to public buildings, public accommodations, commercial buildings and public housing. The “model code” used by DSA for the provisions in Chapter 11B is the 2010 Americans with Disabilities Act Standards for Accessible Design as adopted by the U.S. Department of Justice. DSA additionally revises the model code language with California Amendments, which are identified by the use of italics.

## **Why Model Codes Are Amended by the State**

Those parts of Title 24 that are based on a model code incorporate the model code language along with California Amendments. CBSC and other state agencies have determined that California Amendments are necessary to:

- eliminate conflict with state laws,
- include requirements of state laws, or
- eliminate conflicts with other adopted model codes.

All proposed California Amendments are made available for public review when a code adoption is proposed. Proposed model code text and amendments are subject to discussion during public meetings held by CBSC. Public meeting announcements are available on the [CBSC website](#).

## You Can't Just Use the Model Code

The model codes as published by their originators do not include the California Amendments. Further, not all model code provisions are adopted in California because of conflicts with state laws or the lack of specificity required by state law. You must use Title 24 as currently published by CBSC to know and apply California Amendments and model code provisions that are adopted.

For example, the energy conservation, mechanical, fuel gas, plumbing and electrical provisions of the International Residential Code (IRC) that is used as the basis for the California Residential Code (Part 2.5 of Title 24) are not printed in Part 2.5 and are not adopted for use in California. Other provisions of the IRC are adopted for such applications in one- and two-family dwellings in California (see Chapter 1, Division 1 of the California Residential Code for application details).

## How Amendments Are Shown

California amendments to a model code are illustrated within Title 24 by *italic font print*. In each part of Title 24 based on a model code there is an explanation of the California Amendments provided near the front of the book. See page v in the 2019 California Building Code and the example shown in *How to Use Title 24* later in this guide.

## Amendments Versus California Standards

As already discussed, a California Amendment is an amendment to a model code used as the basis for a part of Title 24. Parts 2, 2.5, 3, 4, 5, 9 and 10 are based on model codes. California amendments to the model codes are identified by *italic font print* within the code text. Parts 1, 6, 8, 11 and 12 are not based on model codes. The contents of these parts are developed by the state agencies and are commonly referred to as being California Standards. Therefore, in Parts 1, 6, 8, 11 and 12, standard non-italic font print is used throughout.

## Matrix Adoption Tables

The Matrix Adoption Tables within Title 24 identify adopted model code text, and California Amendments and Standards. Matrix Adoption Tables are provided in Parts

2, 2.5, 3, 4, 5, 9,10 and 11, at the beginning of each chapter (or article) to identify the model code and/or California Amendment or Standard adoptions by each of the state agencies. A Matrix Adoption Table is only provided for adopted model code chapters, with the exception of Part 11 (details below). Thus, if there is no table for a model code chapter, the chapter has not been adopted for application to a building subject to the state agency jurisdiction.

**Exception:** Occasionally the code publisher has provided a blank Matrix Adoption Table at the beginning of a model code chapter that is not adopted. Accordingly, if a Matrix Adoption Table is provided for a model code chapter but is blank (showing no "Xs" for adoptions), then the chapter is not adopted by a state agency. Clarifying notes are sometimes provided for a blank Matrix Adoption Table.

Many model code sections and California Amendments and Standards are only adopted by specific state agencies and thus only apply to specific types of buildings, occupancies, building features or equipment. Each Matrix Adoption Table lists all the adopted sections. Not all adopted code provisions are applicable to all buildings. There is also a Matrix Adoption Table for those chapters in Title 24 that are California Amendments or Standards in their entirety, such as Chapters 7A and 11A.

The California Green Building Standards Code (CALGreen), Part 11 of Title 24, is not based on a model code but has Matrix Adoption Tables. The Matrix Adoption Tables were deemed necessary to show the adoptions applicable to the various building types.

In the 2010, 2013 and 2016 editions of Title 24 the Matrix Adoption Tables were located at the beginning of each adopted chapter, article, or division within a chapter. This practice is continued in the 2019 edition of Title 24. In editions prior to the 2010 edition of Title 24, the Matrix Adoption Tables were grouped together near the beginning of each part based on a model code. The use and application of the Matrix Adoption Tables is discussed with illustrations in Chapter 3 of this guide.

## Other CCR Regulations

There are other titles within the California Code of Regulations (CCR) with subjects that relate to buildings:

- Title 8, Division 1, Chapter 4, Subchapter 6 for elevator construction requirements
- Title 17 with adoptions by the State Water Resources Control Board
- Title 19 with adoptions by the Office of the State Fire Marshal
- Title 20 with adoptions by the California Energy Commission
- Title 21 with adoptions by the Division of the State Architect

- Title 22 with adoptions by the State Water Resources Control Board
- Title 25 with adoptions by the Department of Housing and Community Development for dwellings, and permanent buildings in mobilehome and special occupancy parks. See Title 25, Division 1, Chapter 1, Subchapter 1 and Chapters 2 and 2.2

These titles are available online at the website of the [California Office of Administrative Law](http://www.oal.ca.gov) at [www.oal.ca.gov](http://www.oal.ca.gov). This website also provides helpful information about the CCR.

## The State Agencies

The state agencies involved in the development and adoption of building standards for publication in Title 24 are identified in the California Building Standards Law within Health and Safety Code (HSC), Division 13, Part 2.5, as state adopting agencies or state proposing agencies.

The state proposing agencies have authority to develop and propose building standards to CBSC. CBSC conducts the public comment periods and public meetings, and adopts the proposed building standards. The state proposing agencies are:

- California Building Standards Commission (CBSC or BSC when proposing regulations for Title 24)
- Department of Housing and Community Development (HCD)
- Division of the State Architect (DSA)
- Office of the State Fire Marshal (SFM)
- Office of Statewide Health Planning and Development (OSHPD)
- Department of Consumer Affairs (DCA), and various boards and bureaus therein
- California Department of Public Health (CDPH)

A state adopting agency has authority to develop and conduct its own public reviews and hearings, and to adopt its proposed building standards. Its adoptions must be submitted to CBSC for approval and publication in Title 24. CBSC's authority to approve adoptions by state adopting agencies is limited to verifying that the adoption process was carried out in compliance with the requirements of state law. The state adopting agencies are:

- California Energy Commission (CEC)
- State Historical Building Safety Board (SHBSB)
- Board of State and Community Corrections (BSCC)
- Department of Food and Agriculture (DFA)
- State Library (SL)
- State Lands Commission (SLC)
- Department of Water Resources (DWR)

In this *Guide to Title 24*, we will disregard the technical differences between the state adopting and state proposing agencies. We will refer to only state agencies. In some explanations of the use of Title 24, it may be indicated that a state agency has adopted a code provision when in fact the CBSC commissioners have performed the act of adoption. A complete list of all state agencies and their respective code adoption jurisdiction is provided in Chapter 3 of this guide.

## **City and County Adoption of Title 24**

CBSC has developed a guide for local government relating to adoption of Title 24 and amendments thereto; the *Guide for Local Amendments of Building Standards* is available on [CBSC's website](#). This guide provides information developed specifically for local government about the local adoption process and provides references to applicable provisions of the Health and Safety Code. Amendments by fire protection districts are also explained.

Our [Education and Outreach webpage](#) hosts a link to a YouTube webinar about local adoptions and amendments. If further assistance is needed, contact us at [cbsc@dgs.ca.gov](mailto:cbsc@dgs.ca.gov). More information about local adoptions is provided in Chapter 5 of this guide.

## Chapter 3. How to Use Title 24

It is important that you have read and understand Chapters 1 and 2 of this guide before proceeding. We will repeat some information in this chapter for clarity.

In order to use Title 24 correctly, the reader must understand the following:

- Title 24 published format
- Use of state agency acronyms or abbreviations
- Code adoption jurisdiction of each state agency
- Use of Matrix Adoption Tables

### Title 24 Format

Parts 2, 2.5, 3, 4, 5, 9 and 10 of Title 24 are based on the selected model codes mentioned previously. These parts contain adopted model code language and California Amendments authored by several state agencies such as the California Building Standards Commission (CBSC), the Department of Housing and Community Development (HCD), the Division of the State Architect (DSA), the State Fire Marshal (SFM), the Office of Statewide Health Planning and Development (OSHPD) and others listed in Chapter 3 of this guide.

In the published parts of Title 24 that are based on a model code, model code language is shown in standard font print and California Amendments are shown in *italic font print*. Below is a reprint of a portion of Section 1404 from the 2019 California Building Code with multiple California Amendments by the HCD, DSA and OSHPD. The acronyms identifying state agencies within the code text will be explained later in the guide.

#### SECTION 1404 INSTALLATION OF WALL COVERINGS

**1404.1 General.** Exterior wall coverings shall be designed and constructed in accordance with the applicable provisions of this section.

**1404.1.1 Additional requirements.** *[DSA-SS & DSA-SS/CC, OSHPD 1, 1R, 2, 4 & 5] In addition to the requirements of Sections 1404.6, 1404.7, 1404.8, 1404.9, and 1404.10, the installation of anchored or adhered veneer shall comply with applicable provisions of Section 1410.*

**1404.2 Weather protection.** Exterior walls shall provide weather protection for the building. The materials of the minimum nominal thickness specified in Table 1404.2 shall be acceptable as approved weather coverings.

**1404.3 Vapor retarders.** Vapor retarders as described in Section 1404.3.3 shall be provided in accordance with Sections 1404.3.1 and 1404.3.2, or an approved design using accepted engineering practice for hygrothermal analysis.

**1404.3.1 Class I and II vapor retarders.** Class I and II vapor retarders shall not be provided on the interior side of frame walls in Zones 1 and 2. Class I vapor retarders shall not be provided on the

interior side of frame walls in Zones 3 and 4. Class I or II vapor retarders shall be provided on the interior side of frame walls in Zones 5, 6, 7, 8 and Marine 4. The appropriate zone shall be selected in accordance with the *California Energy Code*.

**[HCD 1 & HCD 2]** *Class I or II vapor retarders shall be provided on the interior side of frame walls of low-rise residential buildings in Climate Zones 14 and 16, as required in the California Energy Code (see definition of “Low-rise residential building”).*

**Exceptions:**

1. Basement walls.
2. Below-grade portion of any wall.
3. Construction where moisture or its freezing will not damage the materials.
4. Conditions where Class III vapor retarders are required in Section 1404.3.2.

**1404.3.2 Class III vapor retarders.** Class III vapor retarders shall be permitted where any one of the conditions in Table 1404.3.2 is met. Only Class III vapor retarders shall be used on the interior side of frame walls where foam plastic insulating sheathing with a perm rating of less than 1 is applied in accordance with Table 1404.3.2 on the exterior side of the frame wall.

**[HCD 1 & HCD 2]** *Class III vapor retarders shall be permitted where any one of the conditions in Items 1, 2 or 3 below are met. This section shall apply to “Low-rise residential buildings” as defined in the California Energy Code.*

1. *Vented cladding over fiberboard*
2. *Vented cladding over gypsum*
3. *Insulated sheathing with R-value  $\geq R4$   
Spray foam with a minimum density of 2 lbs/ft<sup>3</sup> applied to the interior cavity side of OSB, plywood, fiberboard, insulating sheathing or gypsum is deemed to meet the insulating sheathing requirement where the spray foam R-value meets or exceeds the specified insulating sheathing R-value.*

Users of this section of the code will note:

- Subsections 1404.1 and 1404.2 are examples of model code text in standard font print.
- Subsection 1404.1.1 is a California Amendment by DSA and OSHPD as identified by the *italic font print*. This code amendment will be found **only** in the published California Building Code, Part 2 of Title 24, and not in the model code.
- Subsection 1404.3.1 has a California Amendment within the model code text by HCD as shown by the italic font print and the acronyms HCD-1 and HCD-2.

Exceptions and clarifications:

1. Unfortunately, there are a few exceptions to the use of *italic font print*. Some model codes also use *italic font* for special notes and identifiers. The way to be certain that code text printed in *italic font* is actually a California Amendment will be explained in the section about the Matrix Adoption Tables.
2. Parts 1, 6, 8, 11 and 12 are developed entirely by state agencies as California Standards. These parts are not based on model codes. The text of these parts

is printed in standard font, not italic font, because it is not amending model code language.

## State Agency Acronyms

Below, references will be made to the 2019 California Building Code (CBC), Title 24, Part 2, Volumes 1 and 2, which is based on the 2018 International Building Code. However, the principles and process explained apply to all parts of Title 24 based on a model code. Compared to other parts of Title 24, the CBC has adoptions and California Amendments by the most state agencies. This occurs because of the various jurisdictions granted to the state agencies by state law over subjects within the scope of the building code. Therefore, a building design may be subject to the adoptions and amendments promulgated by several state agencies in the CBC. As an example, the design and construction of a hotel will be subject to CBC provisions adopted by HCD for structural and construction, DSA for accessibility, and SFM for fire and panic safety. So, for this one example, persons applying the CBC must be able to identify all adoptions and amendments by HCD, DSA, and SFM applicable to a hotel.

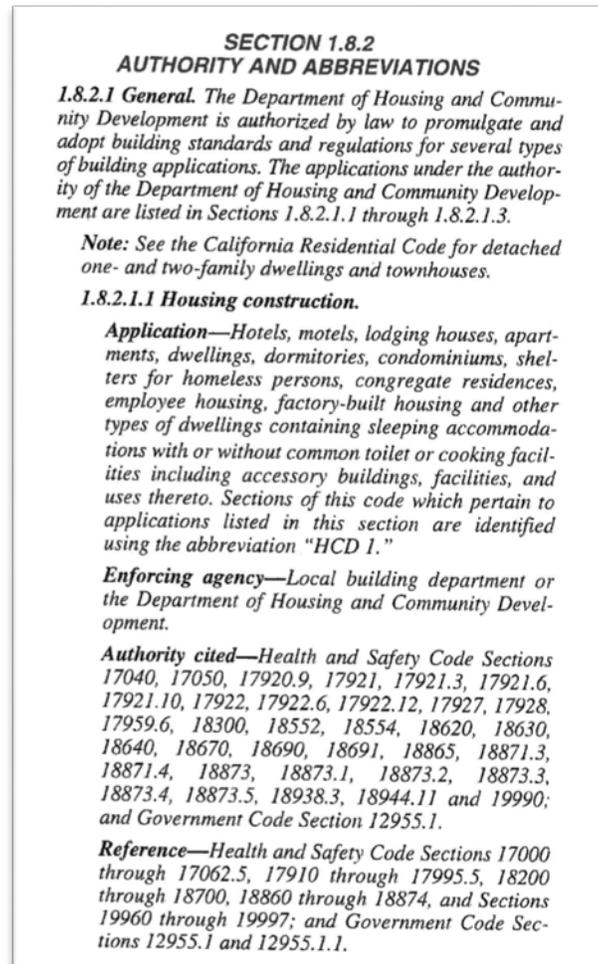
State agency acronyms are used in two locations in the CBC. First, the acronyms are generally found at or in the text of a California Amendment and in the Matrix Adoption Tables. Additionally, state agency acronyms are used throughout Title 24 as a means of identifying California Amendment adoptions that apply to buildings or features of buildings subject to that state agency's regulatory jurisdiction. Some agencies use more than one acronym in order to distinguish adoptions for different applications. HCD uses three acronyms: *HCD 1*, *HCD 2* and *HCD 1-AC*; DSA uses three acronyms: *DSA-SS*, *DSA-SS/CC* and *DSA-AC*; and OSHPD uses six acronyms: *OSHPD 1*, *1R*, *2*, *3*, *4* and *5*. Each of these acronyms has a different meaning and purpose in the code. A listing of state agency acronyms is provided on page v of the 2019 CBC (and later in this chapter).

In Chapter 1 of the 2019 CBC, Sections 1.2 through 1.14 provide the following information about each of the state agencies:

- The state agency's acronym (HCD 1, SFM, DSA-AC etc.)  
Exception: Section 1.12 and 1.14 do not identify the state agencies' acronyms, which are SL for State Library and SLC for the State Lands Commission.
- The application of each state agency's adoptions.
- The enforcement agency as designated in state law, which may be a state agency, or the local building or fire official.
- The state agency's authority in state law to adopt building standards, and the specific state law that is being implemented by the adoption.

There are provisions in the other parts of the Title 24 based on model codes similar to CBC Sections 1.2 through 1.14.

Below is a reprint of a portion of Section 1.8.2, with Subsections 1.8.2.1 and 1.8.2.1.1, from Chapter 1 in the 2019 CBC. This section is developed by HCD to explain the application of its adoptions in the CBC



Users of this code should note:

- Section 1.8.2.1 provides a general explanation of the authority granted to HCD to develop and adopt building standards for specific housing occupancies.
- Subsection 1.8.2.1.1 explains that the adoptions in the code identified by the acronym HCD 1 apply to the listed types of housing structures. Accordingly, wherever HCD 1 is found in the CBC, it will mean the provision is adopted by HCD and is applicable to hotels, motels, lodging houses, apartments and dwellings as listed in CBC Section 1.8.

- The “Enforcing agency” responsible for enforcing the HCD 1 adoptions is identified as being the local building department, or HCD where there is no local building department.
- The sections of state law requiring HCD to adopt building standards are identified under “Authority cited.” The sections of law being implemented by the HCD adoptions are identified under “Reference.”

Let’s look at all of the state agency acronyms that are used to identify adoptions within Title 24. The following table provides the acronyms for each state agency and, except as noted, references to sections of Chapter 1, Division 1 of the 2019 California Building Code (CBC). However, as mentioned previously, there are similar provisions within Parts 2.5, 3, 4, 5, 9, 10 and 11 of Title 24 as is appropriate for each part.

Agency Acronym and Name	General Application
<b>BSC</b> , California Building Standards Commission	State owned buildings including University and State College buildings. All buildings not otherwise regulated by other state agencies. See CBC Section 1.2 for details.
<b>BSC-CG</b> , California Building Standards Commission	Green building standards for non-residential buildings. See CBC Section 1.2.2 and Part 11, Section 103 for details.
<b>SFM</b> , Office of the State Fire Marshal	Hotels, apartments, dwelling. Assembly and high-rise buildings and more specified in CBC Section 1.11.
<b>HCD 1</b> , Department of Housing and Community Development	Hotels, apartments, dwellings and more specified in CBC Section 1.8.2.1.1. See Section 104 of Part 11, Title 24 for green standards for residential occupancies.
<b>HCD 2</b> , Department of Housing and Community Development	Permanent buildings within mobilehome parks and special occupancy parks. See CBC Section 1.8.2.1.3 for details.
<b>HCD 1/AC</b> , Department of Housing and Community Development - Access Compliance	Accessibility for covered multifamily dwellings. See CBC Section 1.8.2.1.2 for details.
<b>DSA-SS</b> , Division of the State Architect - Structural Safety	Public schools. See CBC Section 1.9.2 for details.
<b>DSA-AC</b> , Division of the State Architect - Access Compliance	Accessibility in public accommodations and public housing. See CBC Section 1.9.1 through 1.9.1.8 for details.
<b>DSA-SS/CC</b> , Division of the State Architect - Structural Safety/Community Colleges	Community College buildings. See CBC Section 1.9.2.2 for details.
<b>OSHPD 1</b> , Office of Statewide Health Planning and Development	Acute care hospital buildings. See CBC Section 1.10.1 for details.
<b>OSHPD 1R</b> , Office of Statewide Health Planning and Development	Non-conforming hospital buildings removed from acute care service. See CBC Section 1.10.1 for details.
<b>OSHPD 2</b> , Office of Statewide Health Planning and Development	Skilled nursing facilities and intermediate care facility buildings. See CBC Section 1.10.2 for details.
<b>OSHPD 3</b> , Office of Statewide Health Planning and Development	Licensed clinics and more. See CBC Section 1.10.3 for details.
<b>OSHPD 4</b> , Office of Statewide Health Planning and Development	Correctional treatment centers. See CBC Section 1.10.4 for details.

Agency Acronym and Name	General Application
<b>OSHPD 5</b> , Office of Statewide Health Planning and Development	Acute psychiatric hospital buildings. See CBC Section 1.10.5 for details.
<b>BSCC</b> , Board of State and Community Corrections	Local detention facilities. See CBC Section 1.3 for details.
<b>DPH</b> , Department of Public Health	Organized camps, animal laboratories, public swimming pools and more. See CBC Section 1.7 for details.
<b>AGR</b> , Department of Food and Agriculture	Dairies and places of meat and poultry inspection. See CBC Section 1.6 for details.
<b>CEC</b> , California Energy Commission	Energy standards for most all buildings. See Title 24, Part 6, the California Energy Code, for details.
<b>CA</b> , Department of Consumer Affairs: Acupuncture Board Board of Barbering and Cosmetology Board of Pharmacy Structural Pest Control Board Veterinary Medical Board	Acupuncture offices, barber and cosmetology shops, pharmacies, structural pest control locations and veterinary facilities. See CBC Section 1.4 for details.
<b>SL</b> , State Library	Public library construction and renovation. See CBC Section 1.12 for details.
<b>SLC</b> , State Lands Commission	Marine oil terminals. See CBC Sections 1.14 and 3101F for details.
<b>DWR</b> , Department of Water Resources	Recycled water systems for water closets and other allowed uses. See Title 24, Part 5 (the California Plumbing Code), Section 1.13.0 for details.

The regulations in Title 24 that are to be enforced by local enforcement agencies (generally the building department and/or fire official) include many adoptions by state agencies identified in Sections 1.2 through 1.14 of the CBC. An abbreviated listing of state agencies with adoptions to be enforced by local government follows:

- BSC-CG for green building standards in CALGreen (Part 11 of Title 24) for nonresidential buildings
- HCD 1 for residential occupancies
- HCD 2 for permanent buildings in mobilehome parks and special occupancy parks where a local enforcement agency has assumed enforcement of the Mobilehome Parks Act in Health and Safety Code (HSC), Division 13, Part 2.1, and Special Occupancy Parks Act in HSC, Division 13, Part 2.3, and implementing regulations in California Code of Regulations Title 25
- HCD 1-AC for accessibility in privately funded multifamily dwellings as defined in the CBC
- DSA-AC for accessibility in public buildings funded by local public funds other than state funds, public accommodations, commercial facilities and publicly funded housing
- OSHPD 3 for licensed clinics
- SFM for hotels, motels, lodging houses, apartments and dwellings, assembly buildings and others

Additional enforcement information is provided in Chapter 6 of this guide.

Below is Section 1404 from the 2019 CBC to show examples of how the state agency acronyms are used in the code text.

## **SECTION 1404 INSTALLATION OF WALL COVERINGS**

**1404.1 General.** Exterior wall coverings shall be designed and constructed in accordance with the applicable provisions of this section.

*1404.1.1 Additional requirements. [DSA-SS & DSA-SS/CC, OSHPD 1, 1R, 2, 4 & 5] In addition to the requirements of Sections 1404.6, 1404.7, 1404.8, 1404.9, and 1404.10, the installation of anchored or adhered veneer shall comply with applicable provisions of Section 1410.*

**1404.2 Weather protection.** Exterior walls shall provide weather protection for the building. The materials of the minimum nominal thickness specified in Table 1404.2 shall be acceptable as approved weather coverings.

**1404.3 Vapor retarders.** Vapor retarders as described in Section 1404.3.3 shall be provided in accordance with Sections 1404.3.1 and 1404.3.2, or an approved design using accepted engineering practice for hygrothermal analysis.

**1404.3.1 Class I and II vapor retarders.** Class I and II vapor retarders shall not be provided on the interior side of frame walls in Zones 1 and 2. Class I vapor retarders shall not be provided on the interior side of frame walls in Zones 3 and 4. Class I or II vapor retarders shall be provided on the interior side of frame walls in Zones 5, 6, 7, 8 and Marine 4. The appropriate zone shall be selected in accordance with the *California Energy Code*.

*[HCD 1 & HCD 2] Class I or II vapor retarders shall be provided on the interior side of frame walls of low-rise residential buildings in Climate Zones 14 and 16, as required in the California Energy Code (see definition of “Low-rise residential building”).*

**Exceptions:**

1. Basement walls.
2. Below-grade portion of any wall.
3. Construction where moisture or its freezing will not damage the materials.
4. Conditions where Class III vapor retarders are required in Section 1404.3.2.

**1404.3.2 Class III vapor retarders.** Class III vapor retarders shall be permitted where any one of the conditions in Table 1404.3.2 is met. Only Class III vapor retarders shall be used on the interior side of frame walls where foam plastic insulating sheathing with a perm rating of less than 1 is applied in accordance with Table 1404.3.2 on the exterior side of the frame wall.

*[HCD 1 & HCD 2] Class III vapor retarders shall be permitted where any one of the conditions in Items 1, 2 or 3 below are met. This section shall apply to “Low-rise residential buildings” as defined in the California Energy Code.*

1. Vented cladding over fiberboard
2. Vented cladding over gypsum
3. Insulated sheathing with R-value  $\geq R4$

*Spray foam with a minimum density of 2 lbs/ft<sup>3</sup> applied to the interior cavity side of OSB, plywood, fiberboard, insulating sheathing or gypsum is deemed to meet the insulating sheathing requirement where the spray foam R-value meets or exceeds the specified insulating sheathing R-value.*

Users of this code will see:

- Subsection 1404.1.1 is a California Amendment identified by the use of italics that is adopted by DSA-SS, DSA-SS/CC and OSHPD 1, 1R, 2, 4 and 5, as shown.
- The provision in Subsection 1404.3.1 in *italic font print* is a California Amendment adopted only by HCD 1 and HCD 2. CBC Section 1.8 provides the types of buildings subject to HCD 1 and HCD 2 adoptions.
- To determine the application of these California Amendments the reader must refer to Chapter 1, Sections 1.2 through 1.14 as discussed in Chapter 3 of this guide.

In summary, when a state agency acronym appears within the text of Title 24, it identifies the state agency that has adopted that California Amendment. The reader must then determine if the adoption is applicable to the building occupancy or building features at hand. That is done by understanding the jurisdiction of each state agency as explained in CBC Sections 1.2 through 1.14.

When a section has a California Amendment by only one state agency, many times the agency's acronym is not provided. Below is an example: from the CBC.

**1005.7.1 Doors.** Doors, when fully opened, shall not reduce the required width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half.

**Exceptions:**

1. *In other than Group I-2 occupancies*, surface mounted latch release hardware shall be exempt from inclusion in the 7-inch maximum (178 mm) encroachment where both of the following conditions exist:
  - 1.1. The hardware is mounted to the side of the door facing away from the adjacent wall where the door is in the open position.
  - 1.2. The hardware is mounted not less than 34 inches (865 mm) nor more than 48 inches (1219 mm) above the finished floor.
2. The restrictions on door swing shall not apply to doors within individual dwelling units and sleeping units of Group R-2 occupancies and dwelling units of Group R-3 occupancies.

Section 1005.7.1 is a model code section that includes a California Amendment as evidenced by the *italic font print*. However, there is no state agency acronym to identify the state agency making the amendment. The reader must refer to the Matrix Adoption Table at the beginning of the chapter. There the reader will find that the section is adopted by only SFM. CBC Section 1.10 explains the application of adoptions by SFM.

## Matrix Adoption Tables

The Matrix Adoption Tables play an important role in the proper use of Parts 2, 2.5, 3, 4, 5, 9, 10 and 11 in Title 24. The adoptions of the model code language and/or California Amendments by the state agencies are identified in the Matrix Adoption Tables located at the beginning of each chapter, or article or division within a chapter, of the code. When there is no Matrix Adoption Table for a printed model code chapter, the chapter has not been adopted by a state agency.

Exceptions and clarifications:

1. Occasionally the code publishers provide a blank Matrix Adoption Table at the beginning of a model code chapter. If a Matrix Adoption Table is provided in the code, but it is blank (showing no "Xs" for adoptions), then the chapter is not adopted nor applicable to any of the buildings or building features subject to adoptions by state agencies.
2. For those building occupancies or building features not subject to the adoptions by a state agency, the published model code provisions apply. For example, no state agency has authority to regulate the structural system of a Group B, M, or S Occupancy (unless part of a state regulated building occupancy such as a school or hospital), thus the published model code provisions apply.
3. CALGreen (Part 11 of Title 24) is not based on a model code. Matrix Adoption Tables are provided to illustrate adoptions by various state agencies.

There are also Matrix Adoption Tables for chapters that are California Amendments in their entirety such as in California Building Code (CBC, Title 24, Part 2) Chapters 7A and 11A.

There are no Matrix Adoption Tables in Parts 1, 6, 8 or 12 of Title 24. These parts are not based on a model code. The state agencies provide information in each of these parts to clarify the adoption and application of the part to specific building types, features or equipment. Below is a portion of the Matrix Adoption Table for Chapter 3 of the 2019 California Building Code.

## CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE CHAPTER 3 – OCCUPANCY CLASSIFICATION AND USE

(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
				1	2	1/AC	AC	SS	SS/CC	1	1R	2	3	4				
<i>Adopt entire chapter</i>	X							X	X	X		X	X					
<i>Adopt entire chapter as amendeded (amended sections listed below)</i>			X	X	X													
<i>Adopt only those sections that are listed below</i>																		
<i>Chapter / Section</i>																		
302.1			X	X	X													
302.1.3																		
303.1			X															
303.2			X															
303.7			X															

When reading a Matrix Adoption Table, look for these features:

1. The state adopting agencies are identified by their acronyms in the top row.
2. The next three rows tell how the chapter is adopted by each of the state agencies. The chapter is adopted in whole without amendment, the chapter is adopted in whole with amendments that are identified in the table, or only selected sections of the chapter are adopted.
3. Starting with the 6<sup>th</sup> row, code section and subsection numbers are listed in the left column.
4. An “X” in a column identifies an adoption by the state agency identified at the top of the column. For example, SFM adopts the entire chapter but amends the sections and subsections of Chapter 3 marked by the “X” opposite the section or subsection number. SFM adoptions apply as identified in Section 1.11 in Chapter 1 of the 2019 CBC.

As shown above, rows two through four at the top of the Matrix Adoption Table provide the key for how the chapter is adopted. Further, under a column for an individual state agency:

- When an "X" is located opposite "Adopt entire chapter," then the entire chapter is adopted without amendment by that state agency and it may be enforced as applicable (see the “BSC” column above), or
- When an "X" is located in the row "Adopt entire chapter as amended (amended sections listed below)," the entire chapter is adopted and those sections or subsections marked by the "X" will include California Amendments adopted by that state agency (see the “SFM” column above), or

- When there is an “X” in the row “Adopt only those sections listed below,” apply only those sections marked with an “X” and do not apply the unmarked sections.
- If there is no “X” in any of the top three rows of the Matrix Adoption Table, then that state agency did not adopt any provision of the chapter.

Apply the adopted sections to only building occupancies or building features within the code adoption jurisdiction of the state agency or agencies making the adoption. The adoption jurisdiction and application of the adoptions by the state agencies is explained in Sections 1.2 through 1.14 of the 2019 California Building Code. Similar explanations are provided in each part of Title 24.

Let’s look again at the Matrix Adoption Table for CBC Chapter 3 (shown in part).

### CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE CHAPTER 3 – OCCUPANCY CLASSIFICATION AND USE

(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
				1	2	1/AC	AC	SS	SS/CC	1	1R	2	3	4				
<i>Adopt entire chapter</i>	X							X	X	X		X	X					
<i>Adopt entire chapter as amendeded (amended sections listed below)</i>			X	X	X													
<i>Adopt only those sections that are listed below</i>																		
<i>Chapter / Section</i>																		
302.1			X	X	X													
302.1.3																		
303.1			X															
303.2			X															
303.7			X															

1. The first “X” under BSC in the “Adopt Entire Chapter” row indicates BSC adopts the entire chapter without amendment. CBC Section 1.2 advises that BSC adoptions in the CBC apply to state owned buildings, among other types of buildings.
2. In the SFM column, we see that SFM adopts the entire chapter but amends numerous sections to implement requirements of state law. Amended sections are identified by the “Xs”. All other sections of the chapter not marked by an "X" are adopted by SFM without amendment. See Section 1.11 for the application of SFM adoptions.
3. BSCC and DPH adopt no part of Chapter 3 because there is no "X" in any of the three rows of the table to indicate adoption of the chapter. In Chapter 1 of the CBC we will find that BSCC is the acronym for the Board of State and Community Corrections, and DPH is the acronym for the Department of Public Health.

4. HCD 1 adopts the entire chapter as amended, and amends subsection 302.1. CBC Section 1.8.2.1.1 advises that HCD 1 adoptions apply to several types of residential occupancies.
5. Subsection 302.1 is adopted for HCD 2 applications. CBC Section 1.8.2.1.3 explains that HCD 2 adoptions apply to permanent buildings in mobilehome parks and special occupancy parks.

Additional information on how to read Matrix Adoption Tables is provided on pages vi and vii of the 2019 CBC. Similar information is provided near the front of Parts 2.5, 3, 4, 5, 9, 10 and 11.

## Procedural Steps for Using Title 24

The following procedural steps, when performed in the order shown, will ensure the proper application of Title 24 provisions. Much of this is a summary of information already provided, presented in the order it is applied.

- 1. Identify Jurisdiction:** Identify the state agencies having jurisdiction over the subject building occupancy, feature or equipment in the project. Learn each of the state agency acronyms by studying California Building Code (CBC, Part 2 of Title 24) Sections 1.2 through 1.14. Each part of Title 24 has similar explanations of the state agencies' jurisdiction and application of their adoptions in that part. The table beginning on page 14 of this guide provides a listing of state agency acronyms, and the table beginning on page 40 provides a summary of the provisions of CBC Sections 1.2 through 1.14. However, use these summaries only to learn how to apply the code and not as a substitute for the code.
- 2. Check the Matrix Adoption Tables:** Verify that each Title 24 Parts 2, 2.5, 3, 4 5, 9, 10 and 11 section (model code and/or California Amendment) you are applying is shown in the Matrix Adoption Table as being adopted by the state agency having jurisdiction over the subject building occupancy, feature or equipment. The Matrix Adoption Tables identify each section or subsection of the code and which state agency adopts the model code text, California Amendment or California Standard. In some cases, only a selected portion of a model code section is adopted. Additionally, be sure to read any notes (or footnotes) provided with a Matrix Adoption Table.

When there is no state agency acronym within the text of a California Amendment, it generally means that only one state agency has adopted that amendment. Refer to the Matrix Adoption Table for the chapter containing the subject section or subsection to determine which state agency has adopted that California Amendment. Then, determine if the state agency has jurisdiction for the subject building occupancy, feature or equipment at hand.

### 3. Apply the code:

- a. **When a State Agency Has Jurisdiction:** Apply Title 24 Parts 2, 2.5, 3, 4, 5, 9, 10 and 11 provisions that are adopted by the state agencies having jurisdiction over the subject building occupancy, feature or equipment at hand. The Matrix Adoption Tables identify each adopted section or subsection of the code and the state agency, if any. Apply the provisions of Title 24 Parts 1, 6, 8, and 12 as explained in the preamble pages of each of these parts. These parts do not have Matrix Adoption Tables.
- b. **When No State Agency Has Jurisdiction.** Apply the published model code provisions when there is no state agency with jurisdiction for the subject building occupancy, feature or equipment.

4. **Apply Local Amendments:** Apply local amendments to Title 24 provisions that have been lawfully adopted, filed with the appropriate state agency as required by law, and are in place on the date of application for a construction permit. See Local Code Adoption beginning on page 47 of this guide for information regarding local amendments.

An accomplished user of Title 24 will become familiar with the use of Matrix Adoption Tables and the jurisdictions of the state agencies. Determinations of adoption and application of code provisions can then be made quickly and accurately.

## Buying and Maintaining Title 24

All parts of the California Building Standards Code, Title 24 of the California Code of Regulations (Title 24) are available to read-only online via the [California Building Standards Commission website](#). Using the online versions of Title 24 may be convenient for occasional reference but not practical while performing plan review or building inspection activities.

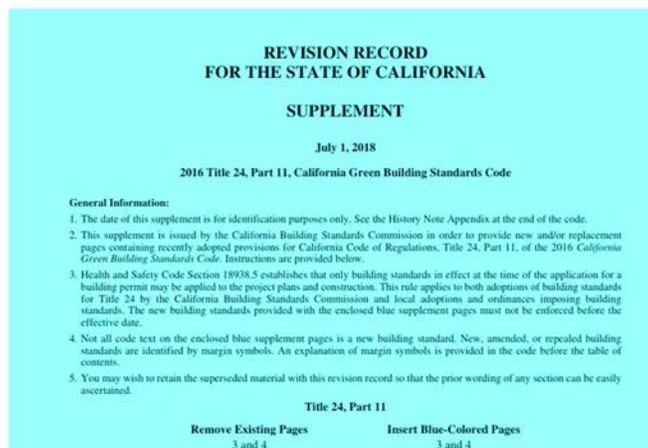
Title 24 may be purchased as a set or by individual parts from the publishers:

- International Code Council (ICC) for all Parts of Title 24  
[ICC Online Store](http://shop.iccsafe.org/state-and-local-codes/california.html): [shop.iccsafe.org/state-and-local-codes/california.html](http://shop.iccsafe.org/state-and-local-codes/california.html)  
[ICC Errata Central for Supplements & Errata](http://www.iccsafe.org/errata-central): [www.iccsafe.org/errata-central](http://www.iccsafe.org/errata-central)  
(all Parts except 3, 4 & 5)
- International Association of Plumbing and Mechanical Officials (IAPMO) for Parts 4 and 5  
[IAPMO Online Store](http://www.iapm-membership.org): [www.iapm-membership.org](http://www.iapm-membership.org)
- National Fire Protection Association (NFPA) for Part 3  
2019 Part 3: [NFPA Online Store](http://www.nfpa.org/codes-and-standards): [www.nfpa.org/codes-and-standards](http://www.nfpa.org/codes-and-standards)  
2016 Part 3: [BNi Books Online Store](http://www.bnibooks.com): [www.bnibooks.com](http://www.bnibooks.com)

Title 24 is published as a new edition in new binders every three years (triennial code adoption cycle). During the three-year life of a current edition of Title 24, additions, amendments, repeals and corrections occur. These updates are published in the form of *Supplements* and *Errata*.

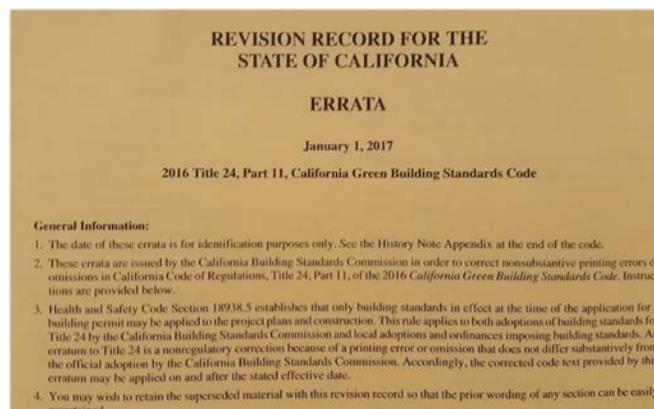
## Supplements

Supplements for insertion into Title 24 are the result of CBSC's approved additions, amendments, repeals and/or emergency building standards within an existing part of Title 24. Supplements are printed on blue paper with the words *BLUE* and *SUPPLEMENT* and the effective date printed at the bottom of each page for identification purposes.



## Errata

Errata are issued to correct nonsubstantive errors in an existing part of Title 24. Errata are printed on buff paper with the words *BUFF* and *ERRATA* and the effective date printed at the bottom of each page.



## History and Effective Date

A History Note Appendix is included with all issued supplements and errata, and provides the sequential history of supplements and errata issued for the affected part of Title 24. The History Note Appendix should be inserted in your Title 24 because the information includes the state agency(ies) involved in amending the building standard, an abbreviated description of the change, the dates approved by CBSC and filed with the Secretary of State, and the effective date.

### HISTORY NOTE APPENDIX

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

#### HISTORY:

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

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

## How to Obtain Supplements and Errata

The first and recommended method is to register your purchase of Title 24 online with the publisher. The publisher will mail issued supplements and errata to you as they are published. Instructions for online registration are included with purchased editions of Title 24.

The second method is to access [CBSC's website](http://www.dgs.ca.gov/bsc), [www.dgs.ca.gov/bsc](http://www.dgs.ca.gov/bsc), and click on the *Codes* tab, then select the appropriate edition of Title 24. The links will take you to the publishers' websites where you can download and print supplements and errata. If you do not use blue and buff paper in your printer, you will not benefit from the color-coding. However, the words *BLUE* and *BUFF* are printed at the bottom of each supplement and errata page. Note that the original code text cannot be downloaded and printed due to copyright protections.

You may also choose to contact the publishers using the information provided at the beginning of this section.

## Updating Procedure

CBSC recommends either of the following methods for maintaining your Title 24.

### **Method A – Remove and Insert**

1. Read the “General Information” on the cover sheet provided with each issued supplement or errata.
2. Remove superseded pages as indicated and replace with the new pages.
3. Place the cover sheet on top of the removed pages. Staple or clip these pages together as a set.
4. Place the set in the back of the code binder with the most recent on top. Over the three-year life of the edition of Title 24, you may have more than one set of supplements and errata.
5. Also place the History Note Appendix in the back of the code binder on top of the sets of superseded pages, with the most recent on top.

### **Method B – Retain and Insert**

1. Read the “General Information” on the cover sheet provided with each issued supplement or errata.
2. Insert the new pages and – instead of removing the superseded pages – fold them in half, maintaining the superseded pages adjacent to the new pages. This includes updating the History Note Appendix.
3. Place the cover sheet of issued supplements or errata into the front pocket of your binder for reference.

*This method allows for easy access to current code requirements if a supplement is not yet effective, and for verification of previous code requirements. Keep in mind that a supplement may not yet be effective, so retaining the superseded page(s) is essential for accurate application of the code.*

Need help? Contact us at [cbsc@dgs.ca.gov](mailto:cbsc@dgs.ca.gov) or (916) 263-0916.

## Chapter 4. Adoptions for Specific Buildings

Applying the California Building Standards Code, Title 24, California Code of Regulations (Title 24) is easier when the user has an understanding of the application of the various adoptions by the state agencies. This can be accomplished by studying Sections 1.2 through 1.14 in the 2019 California Building Code (CBC), Part 2 of Title 24, and the referenced state laws.

This chapter covers specific code adoptions for some common building occupancies, building types or features, and the enforcement responsibility. Most building standards require enforcement by the local building official and/or fire official, but a few are enforced by a state agency. The information is generalized because not every situation or exception can be included. The state laws referenced in this section may be accessed at the [California Legislative Information website](https://leginfo.ca.gov/faces/codes) at <https://leginfo.ca.gov/faces/codes>.

### Group R Occupancies

Hotels, motels, lodging houses, condominiums, apartments and dwellings are subject to the adopted model code, and California Amendments and Standards promulgated by multiple state agencies. In general, HCD 1, HCD 1/AC, SFM, DSA-AC and CEC adoptions in Title 24 apply to these structures. See the list in Chapter 3 for details of the agency acronyms. The code user must understand how the adoptions apply.

- a. Structural, Mechanical, Electrical and Plumbing:** The State Housing Law within Health and Safety Code (HSC), Division 13, Part 1.5, commencing with Section 17910, charges the Department of Housing and Community Development (HCD) with the responsibility for developing building standards for hotels, motels, apartments, condominiums, lodging houses and dwellings (including one- and two-family dwellings). The scope of HCD's authority is limited to structural, mechanical, electrical, plumbing systems and related equipment, and green building standards. Such adoptions are shown by the acronym HCD 1 within the code and Matrix Adoption Tables. Read more about HCD adoptions in Section 1.8 of the 2019 California Building Code (CBC, Part 2 of Title 24). Also see HSC Sections 17921(a) and 17922.
- b. Fire and Panic Safety:** State Housing Law within the HSC (Section 17921(b)) assigns the responsibility for developing fire and panic safety building standards for these structures to the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM within the code text and Matrix Adoption Tables. Read more about SFM adoptions in section 1.11 of the 2019 CBC.
- c. Accessibility:** HSC Division 13, Parts 5.3 and 5.5, including Sections 19952 through 19959.5, assigns the responsibility for developing building standards for

accessibility in places of public accommodations and commercial facilities to the Division of the State Architect (DSA). Such adoptions are shown in the code and Matrix Adoption Tables by the acronym DSA-AC. Hotels and motels are included in the definition of “Place of Public Accommodation” and are therefore subject to accessibility requirements adopted by DSA. DSA-AC adoptions also apply to publicly funded housing, regardless of the number of dwelling units. Read more about DSA-AC adoptions in section 1.9 of the 2019 CBC and Government Code Section 12955.1.

Government Code Section 12955.1 assigns the responsibility for developing building standards for accessibility in covered multifamily dwellings to the Department of Housing and Community Development (HCD). Lodging houses, time shares, apartment buildings with three or more dwelling units, and condominiums with four or more dwelling units are defined as multifamily dwellings subject to accessibility adoptions by HCD. Such adoptions are shown in the code and Matrix Adoption Tables with the acronym HCD 1/AC. One- and two-family dwellings are not subject to accessibility requirements unless publicly funded. Read Sections 1.8.2.1.2, 1101A and 1102A of the 2019 CBC for more information on the application of HCD 1/AC adoptions.



- d. Energy Conservation:** The California Public Resources Code, Division 15, commencing with Section 25000, assigns the responsibility for developing building standards for energy efficiency and conservation to the California Energy Commission (CEC). Hotels, motels, condominiums, apartments, lodging houses and dwellings are subject to the adoptions for energy conservation by CEC. Such adoptions are shown by the acronym CEC in the code text and Matrix Adoption Tables in the parts of Title 24 with a Matrix Adoption Table. The applicable provisions are predominately in the 2019 California Energy Code, Part 6 of Title 24. Read Section 100 of the 2019 California Energy Code for more information and applications of CEC adoptions.
- e. Green Building Standards:** The 2019 California Green Building Standards Code (CALGreen, Part 11 of Title 24), includes mandatory provisions applicable to residential buildings, and voluntary standards. The CALGreen mandatory and voluntary green building standards are adopted by HCD under the authority of the State Housing Law discussed above. The HCD adoptions are identified in

the code and Matrix Adoption Tables by the acronym HCD 1. Read Sections 101, 104 and 301 of CALGreen for more detailed scope and application information.

- f. **Enforcement:** HSC Sections 17960 (within the State Housing Law), 13145 and 13146 assign enforcement responsibility to the local building and/or fire official. In the absence of local enforcement, or where the enforcement authority is removed pursuant to HSC Section 17952, HCD assumes the responsibility for enforcement. See Chapter 6 of this guide for more information about enforcement responsibilities.

## Group A, B, M and similar Occupancies

This information is limited to privately owned buildings of A, B, M and similar occupancies, and that are not part of a hospital or medical care facility under the jurisdiction of the Office of Statewide Health Planning and Development.

- a. **Structural, Mechanical, Electrical, and Plumbing:** No state agency has authority to adopt specific structural, mechanical, electrical or plumbing standards for these occupancies of non-governmentally funded buildings. Apply the published Title 24 provisions applicable to the occupancy and structure type.
- b. **Fire and Panic Safety:** Health and Safety Code (HSC), Division 12, Part 2, commencing with Section 13100, assigns the responsibility for developing building standards for fire and panic safety to the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM within the code and Matrix Adoption Tables. Requirements are adopted for several types of buildings and building uses as specified in Section 1.11 of the 2019 CBC.
- c. **Accessibility:** Buildings of Group A, B and M Occupancies most often meet the definition of a public building, place of public accommodation, or commercial facility. HSC Sections 19952 through 19959 assign the responsibility for developing building standards for accessibility in public buildings, public accommodations and commercial facilities to the Division of the State Architect (DSA). Read more about DSA-AC adoptions in Section 1.9 of the 2019 CBC.
- d. **Energy Conservation:** Buildings of Group A, B and M Occupancies are subject to the adoptions for energy efficiency and conservation by the California Energy Commission. Such adoptions are shown by the acronym CEC in the code text and Matrix Adoption Tables in parts with a Matrix Adoption Table. The applicable provisions are predominately located in Part 6, the 2019 California Energy Code.

- e. **Green Building Standards:** Buildings of Group A, B and M Occupancies are subject to the mandatory provisions in the 2019 California Green Building Standards Code (CALGreen, Part 11 of Title 24). Mandatory green building standards for nonresidential buildings are adopted by the California Building Standards Commission (CBSC) under the authority of Sections 18930.5, 18938 and 18940.5 of HSC Division 13, Part 2.5 (California Building Standards Law). The acronym BSC-CG is used in the code and Matrix Adoption Tables to identify the applicable standards. CBSC also adopts voluntary green building standards in CALGreen. Read Sections 101, 102 and 103 in Chapter 1 of CALGreen for more details, and the scope and application of green building standards adopted by CBSC.
- f. **Enforcement:** State law assigns enforcement responsibility to the local building and/or fire official. Reference HSC Sections 13145, 13146, 18938(b), and 18948 regarding code application, enforcement and related matters. See Chapter 6 of this guide and Section 1.11.2 of the 2019 CBC for more information about local enforcement responsibilities relating to these occupancies.

## Hospitals and Medical Care Facilities

In this section, the term "hospital and medical care facilities" refers to buildings identified in Section 1.10 of the 2019 CBC.

- a. **Structural, Mechanical, Electrical, and Plumbing:** Health and Safety Code (HSC), Division 107, Part 1 and Part 7, assigns the responsibility for developing architectural, structural, mechanical, electrical, and plumbing building standards for hospital and medical care facilities to the Office of Statewide Health Planning and Development (OSHPD). Such adoptions are shown in the code text and Matrix Adoption Tables by the acronyms OSHPD 1, OSHPD 1R, OSHPD 2, OSHPD 3, OSHPD 4 and OSHPD 5. Each of these six acronyms relates to a specific type of medical building. Read Section 1.10 of the 2019 CBC for additional information about the application of OSHPD adoptions and of the various medical buildings under its jurisdictions.



- b. Fire and Panic Safety:** HSC Division 12, Part 2, commencing with Section 13100, assigns the responsibility for developing building standards for fire and panic safety to the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM within the code and Matrix Adoption Tables. Requirements are adopted for several types of buildings and building uses as specified in Section 1.11 of the 2019 CBC.
- c. Accessibility:** Hospitals and medical care facilities are categorized as places of public accommodation, as defined in state law and in Chapter 2 of the 2019 CBC. HSC Sections 19952 through 19959 assigns the responsibility for developing building standards for accessibility in and about public accommodations to the Division of the State Architect (DSA). Government Code Sections 4450 through 4459 requires DSA to develop building standards for accessibility in and about public buildings. Such adoptions are identified in the code text and Matrix Adoption Tables by the acronym DSA-AC. Read more about DSA-AC adoptions in section 1.9 of the 2019 CBC.
- d. Energy Conservation:** Hospitals and medical care buildings of or including Groups A, B, E, F, H, I, M, R, S or U Occupancies are subject to the adoptions for energy conservation by the California Energy Commission (CEC). The California Public Resources Code, Division 15, commencing with Section 25000, assigns the responsibility for developing building standards for energy efficiency and conservation to CEC. Such adoptions are shown by the acronym CEC in the code text and Matrix Adoption Tables in parts containing Matrix Adoption Tables. The applicable provisions are predominately in the California Energy Code, Part 6 of Title 24. Read Section 100 of the California Energy Code for more information and applications of CEC adoptions.
- e. Green Building Standards:** The Office of Statewide Health Planning and Development (OSHPD) has adopted administrative and voluntary green building standards in the 2019 California Green Building Standards Code (CALGreen, Part 11 of Title 24). The acronyms OSHPD 1, OSHPD 2, and OSHPD 4 are used in the code and Matrix Adoption Tables to identify the adoptions. OSHPD has not adopted green standards for buildings subject to OSHPD 3 adoptions. See Section 106 in Chapter 1 of CALGreen.
- f. Enforcement:** Enforcement, including plan review and inspection, of the Title 24 building standards adopted by DSA-AC, OSHPD, and SFM applicable to hospital and medical care facilities identified in Section 1.10 of the 2019 CBC is performed, or overseen, by OSHPD. See Chapter 6 of this guide for more information about enforcement responsibilities.

Exceptions:

1. Clinics as defined are subject to building standards identified by the acronym OSHPD 3. Building standards adopted for OSHPD 3 application

are to be enforced by the local building department as specified in Section 1.10.3 of the 2019 CBC.

2. Buildings on properties with hospitals and medical care facilities that are not used for medical purposes, such as office buildings, storage buildings and parking garages, are subject to the building standards applicable to the building occupancy and the enforcement of the local fire and building official.
3. HSC Section 129680(c) provides that where more restrictive local building standards have been adopted that apply to the occupancy of a building used as a hospital or medical care facility, OSHPD shall also enforce the more restrictive local building standards in hospitals and medical care facilities.

## Public School Buildings

In this section, the term “school buildings” means the buildings identified in Section 1.9.2 of the 2019 California Building Code (CBC, Part 2 of Title 24), and defined in Sections 17283 and 81130.5 of the California Education Code, including elementary and secondary schools, and community colleges. State college and university buildings are included in the State Owned Buildings section that follows this section.

*Note: Title 24, Part 1, Chapter 4, Group 1, commencing with Section 4-301, contains important regulations that should be used in conjunction with the balance of Title 24 when working with school buildings.*

- a. **Structural, Mechanical, Electrical, and Plumbing:** California Education Code, Division 1, Part 10.5, Chapter 3, Sections 17310, and 81142 assigns the responsibility for development of building standards for structural, mechanical, electrical and plumbing systems in school buildings to the Department of General Services, that then delegates the responsibility to the Division of the State Architect (DSA). Such adoptions are shown in the code text and or Matrix Adoption Tables by the acronym DSA-SS. DSA adoptions specific to community college buildings are identified by the acronym DSA-SS/CC. Read Section 1.9.2 of the 2019 CBC and the California Administrative Code (CAC, Title 24, Part 1), Chapter 4, Group 1 for more information regarding school buildings subject to DSA adoptions and exceptions.
- b. **Fire and Panic Safety:** Health and Safety Code (HSC), Division 12, Part 2, Section 13143 and Section 17074.50 of the California Education Code assign the responsibility for developing building standards for fire and panic safety and fire sprinkler systems in school buildings to the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM within the code text and Matrix Adoption Tables. Read Section 1.11 of the 2019 CBC for more information and applications of the SFM adoptions.

- c. Accessibility:** Government Code Sections 4450 through 4460 and HSC Sections 19952 through 19959 assign the responsibility for developing building standards for accessibility in public buildings and places of public accommodation to the Division of the State Architect (DSA). Publicly funded school buildings and grounds are both public buildings and places of public accommodations. Adoptions for accessibility by DSA are identified in the code text and Matrix Adoption Tables by the acronym DSA-AC. Read more about DSA-AC adoptions relating to school buildings in:
- Section 1.9 of the 2019 CBC
  - Section 4-302 of the 2019 CAC
  - Chapter 5 of the CAC
- d. Energy Conservation:** The California Public Resources Code, Division 15, commencing with Section 25000, assigns the responsibility for developing building standards for energy efficiency and conservation to the California Energy Commission (CEC). School buildings of Groups A, B, E, F, H, R, S or U Occupancies are subject to the adoptions by CEC. Such adoptions are shown by the acronym CEC in the code text and Matrix Adoption Tables in parts with a Matrix Adoption Table. The applicable provisions are predominately in The California Energy Code, Part 6 of Title 24. Read Section 100 of the 2019 California Energy Code for more information and applications of CEC adoptions.
- e. Green Building Standards:** Education Code Sections 17310 and 81142 authorize the Department of General Services (DGS) to develop regulations deemed necessary, proper, or suitable for school buildings. Mandatory provisions of the California Green Building Standards Code (CALGreen, Part 11 of Title 24), have been adopted by the Division of the State Architect (a division within DGS) for application to school buildings. The acronym DSA-SS is used in the code and Matrix Adoption Tables to identify the adopted building standards. For more information on green building standards applicable to public school buildings read Sections 101.3.1 and 105 in Chapter 1 of CALGreen.
- f. Enforcement:** Enforcement, including plan review and inspection, is carried out by the Division of the State Architect (DSA). Read Sections 1.9.2 .1 and 1.9.2.2 of the 2019 CBC and Chapter 4, Group 1 of the 2019 CAC for more information.

## State Owned Buildings

- a. Structural, Mechanical, Electrical, and Plumbing:** State owned buildings, including office buildings occupied by state agencies, and buildings of the University of California and California State University, are subject to specific adoptions by the California Building Standards Commission shown by the acronym BSC in the code text and Matrix Adoption Tables. Read Section 1.2.1

of the 2019 CBC and referenced state laws for more information. Also read Article 2, commencing with Section 4-223 in Chapter 4 of the 2019 CAC.

- b. Fire and Panic Safety:** State owned buildings, including office buildings occupied by state agencies, and buildings of the University of California and California State University, are subject to specific adoptions by the Office of the State Fire Marshal shown by the acronym SFM in the code text and Matrix Adoption Tables. Read Section 1.11 of the 2019 CBC and referenced state laws for more information.
- c. Accessibility:** Government Code Sections 4450 through 4460 assign the responsibility for developing building standards for accessibility in public buildings and places of public accommodation to the Division of the State Architect (DSA). Publicly funded state owned buildings, including state owned school buildings and grounds, are both public buildings and places of public accommodations. Adoptions for accessibility by the Division of the State Architect are identified in the code text and Matrix Adoption Tables by the acronym DSA-AC. Read more about DSA-AC adoptions relating to school buildings in Section 1.9 of the 2019 CBC. Also read Article 2 commencing with Section 4-223 in Chapter 4, and Chapter 5 commencing with Section 5-101, of the CAC.



- d. Energy Conservation:** The California Public Resources Code, Division 15, commencing with Section 25000, assigns the responsibility for developing building standards for energy efficiency to the California Energy Commission (CEC). State buildings and state owned school buildings of Groups A, B, E, F, H, R, S or U Occupancies are subject to the adoptions by CEC. Such adoptions are shown by the acronym CEC in the code text and Matrix Adoption Tables in parts with a Matrix Adoption Table. The applicable provisions are predominately in the California Energy Code, Part 6 of Title 24. Read Section 100 of the 2019

California Energy Code for more information and applications of CEC adoptions.

- e. **Green Building Standards:** The California Building Standards Commission (CBSC) under the authority of Section 18930.5 of HSC Division 13, Part 2.5 (California Building Standards Law), has adopted green building standards applicable to state owned buildings. The acronym BSC-CG is used in the code and Matrix Adoption Tables to identify the applicable standards. The California Green Building Standards Code (CALGreen, Part 11 of Title 24) also establishes voluntary green building standards in addition to the mandatory standards. Read Section 101, 102 and 103 in Chapter 1 of CALGreen for more information on the application of green building standards adopted by CBSC.
- f. **Enforcement:** Enforcement, including plan review and inspection, is carried out by the California Department of General Services for buildings to be occupied by state agencies. Enforcement for campus projects is carried out by the University of California and California State University.

## Permanent Buildings in Mobilehome and Special Occupancy Parks

The following discussion applies to permanent buildings in mobilehome parks and special occupancy parks, such as recreational vehicle parks. This discussion does not apply to attachments and accessory structures to manufactured homes, multifamily manufactured homes, mobilehomes or recreational vehicles. A Mobilehome Park is defined in Health and Safety Code Section (HSC) 18214. A Special Occupancy Park is defined in HSC Section 18862.43.

Note: A permanent building is defined in HSC Sections 18214.5 and 18862.33 as a permanent structure under the control and ownership of the mobilehome park or special occupancy park owner or operator. It does not include a manufactured home, multifamily manufactured home, mobilehome, factory-built housing, or recreational vehicle, or an accessory structure thereto.

- a. **Structural, Mechanical, Electrical, and Plumbing:** The Mobilehome Parks Act in HSC Division 13, Part 2.1, commencing with Section 18200, and the Special Occupancy Parks Act, Division 13, Part 2.3, commencing with Section 18860, assign the responsibility for developing building standards for the permanent buildings in these parks to the Department of Housing and Community Development. Such adoptions are shown in the code text and Matrix Adoption Tables with the acronym HCD 2. Read Section 1.8.2.1.3 of the 2019 CBC for more information about HCD 2 adoptions.
- b. **Fire and Panic Safety:** Most often permanent buildings in mobilehome and special occupancy parks are of occupancy classifications (generally Group A,

B, M, S, U and R Occupancy) that are subject to adoptions by the Office of the State Fire Marshal. Such adoptions are shown in the code text and Matrix Adoption Tables by the acronym SFM. Read more about the application of SFM adoptions in Section 1.11 of the 2019 CBC.

- c. **Accessibility:** HSC Sections 19952 through 19959 assign the responsibility for developing building standards for accessibility in places of public accommodation and commercial facilities to the Division of the State Architect. Such adoptions are shown in the code text and Matrix Adoption Tables by the acronym DSA-AC. Permanent buildings in mobilehome and special occupancy parks are most often privately funded places of public accommodation and are therefore subject to accessibility requirements adopted by DSA. However, there may be exceptions for buildings for the exclusive use of the residents. There may also be Group R Occupancies subject to the accessibility adoptions by HCD shown with the acronym HCD 1-AC. Contact HCD for clarification.

Read more about DSA-AC adoptions in section 1.9 of the 2019 CBC. Read Title 25, Housing and Community Development, Division 1, Chapter 2.2, Section 2327, regarding accessibility to camping cabins located in Special Occupancy Parks.

- d. **Energy Conservation:** The California Public Resources Code, Division 15, commencing with Section 25000, assigns the responsibility for developing building standards for energy efficiency to the California Energy Commission (CEC). Most often permanent buildings in mobilehome and special occupancy parks are of occupancy classifications (Group A, B, M, R, S and U Occupancies) that are subject to adoptions for energy conservation by CEC. Such adoptions are shown by the acronym CEC in the code text and Matrix Adoption Tables in parts with a Matrix Adoption Table. The applicable provisions are predominately in the California Energy Code, Part 6 of Title 24. Read Section 100 of the 2019 California Energy Code for more information and applications of CEC adoptions.
- e. **Green Building Standards:** The Mobilehome Parks Act and Special Occupancy Parks Act within the Health and Safety Code, require HCD to promulgate building standards, and regulations other than building standards, for mobilehome parks and special occupancy parks. For permanent buildings in mobilehome and special occupancy parks that are other than Group R Occupancies, no provisions of the 2019 CALGreen (California Green Building Standards Code, Part 11, Title 24) have been adopted by HCD. Permanent buildings within these parks that are Group R Occupancies are subject to green standards adopted by HCD and identified in the code and Matrix Adoption Tables by the acronym HCD 1.

- f. Enforcement:** For mobilehome parks where local government has assumed enforcement jurisdiction pursuant to Health and Safety Code Section 18300, the local building department enforces building codes; otherwise the Department of Housing and Community Development is the enforcing entity.

For special occupancy parks where local government has assumed enforcement jurisdiction pursuant to Health and Safety Code Section 18865, the local building department enforces building codes; otherwise the Department of Housing and Community Development is the enforcing entity.

See Chapter 6 of this guide for more information about local enforcement responsibilities.

***Note:** Above, we have referenced sections 1.8, 1.9, and others, of Chapter 1 of the 2019 California Building Code (Part 2 of Title 24). The same or similar information about the jurisdiction of the state agencies and application of adoptions by the state agencies is also available in the first chapter or article of the California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code and California Green Building Standards Code, as appropriate for those specific parts of Title 24.*

## Requirements Based On Use or Type of Building or Facility

The following types of buildings and facilities are subject to specific adoptions as listed, in addition to the other code provisions applicable to the building occupancy.

- 1. High Rise Buildings:** High rise buildings are subject to additional adoptions by the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM in the code text and Matrix Adoption Tables. Read Sections 1.11.1, 1.11.3 and 1.11.3.4 of the 2019 California Building Code (CBC, Part 2 of Title 24) and referenced state laws for more information.
- 2. Essential Service Buildings:** Essential Service Buildings as defined in Section 16007 of the Health and Safety Code (HSC), such as a police or fire department facility, are subject to plan review and inspection by the local fire and building officials as set forth in HSC Division 12.5, Chapter 2, commencing with Section 16000, that makes reference to specific requirements within the California Administrative Code (CAC) and the California Building Code (CBC), Parts 1 and 2 of Title 24. State owned or state leased essential service buildings are subject to the structural requirements adopted by the Division of the State Architect and shown by the acronym DSA-SS. Enforcement of requirements applicable to state owned and state leased essential service buildings is performed by DSA. Read Section 1.9.2 of the 2019 CBC and Chapter 4 of the 2019 CAC, commencing with Section 4-201 for more information. See HSC Sections 16000 through 16022.

- 3. Public Sidewalks:** Government Code Section 4450 directs the Division of the State Architect (DSA) to develop building standards for accessibility in public buildings, places of public accommodation, commercial facilities and publicly funded sidewalks and curbs. The building standards are located in Chapter 11B of the CBC. Such adoptions are shown by the acronym DSA-AC in the code text and Matrix Adoption Tables. Read Section 1.9.1 in Chapter 1, and Chapter 11B of the 2019 CBC, and Government Code Sections 4450 through 4453, and 4460 for more information.
- 4. Local Detention Facilities:** Local detention facilities are subject to the additional adoptions by the Board of State and Community Corrections. Such adoptions are shown by the acronym BSCC in the code text and Matrix Adoption Tables. Read Section 1.3 of Chapter 1 in the 2019 CBC and referenced state laws for more information.
- 5. Barbering, Cosmetology and Electrolysis Facilities:** Buildings with barbering, cosmetology and electrolysis facilities are subject to the additional adoptions by the Department of Consumer Affairs. Such adoptions are shown by the acronym CA in the code text and Matrix Adoption Tables. Read Section 1.4 of Chapter 1 in the 2019 CBC and referenced state laws for more information.
- 6. Acupuncture, Pharmacies, Veterinary and Structural Pest Control:** Buildings with acupuncture, pharmacy, veterinary, or structural pest control facilities are subject to the additional adoptions by the Department of Consumer Affairs. Such adoptions are shown by the acronym CA in the code text and Matrix Adoption Tables. Read Section 1.4 of Chapter 1 in the 2019 CBC and referenced state laws for more information.
- 7. Dairies, Meat and Poultry:** Buildings with dairy operations, or meat and poultry inspection facilities, are subject to the additional adoptions by the Department of Food and Agriculture. Such adoptions are shown by the acronym AGR in the code text and Matrix Adoption Tables. Read Section 1.6 of Chapter 1 in the 2019 CBC and referenced state laws for more information.
- 8. Public Swimming Pools:** Public swimming pools are subject to the additional adoptions by the California Department of Public Health. Such adoptions are shown by the acronym DPH in the code text and Matrix Adoption Tables. Read Section 1.7 of the 2019 CBC and referenced state laws for more information.
- 9. Food Handling:** Food establishments, shellfish facilities, and commissaries serving mobile food preparation vehicles are subject to the additional adoptions by the California Department of Public Health. Such adoptions are shown by the acronym DPH in the code text and Matrix Adoption Tables. Read Section 1.7 of the 2019 CBC and referenced state laws for more information.

- 10. Animal Handling:** Laboratory animal quarters and wild animal quarantine facilities are subject to the additional adoptions by the California Department of Public Health. Such adoptions are shown by the acronym DPH in the code text and Matrix Adoption Tables. Read Section 1.7 of the 2019 CBC and referenced state laws for more information.
- 11. Organized Camps:** Organized camps are subject to the additional adoptions by the California Department of Public Health and the Office of the State Fire Marshal. Such adoptions are shown by the acronyms DPH and SFM in the code text and Matrix Adoption Tables. Read Sections 1.7 and 1.11.1 of Chapter 1 in the 2019 CBC and referenced state laws for more information.
- 12. Radiation Protection and Producing Facilities:** Radiation Protection and Producing Facilities are subject to the additional adoptions by the California Department of Public Health. Such adoptions are shown by the acronym DPH in the code text and Matrix Adoption Tables. Read Section 1.7 of the 2019 CBC and referenced state laws for more information.
- 13. State Libraries:** Buildings of the public library system constructed or renovated using funds from the California Library Construction and Renovation Bond Act of 1988 are subject to the additional adoptions by the State Librarian. Such adoptions are shown by the acronym SL in the code text and Matrix Adoption Tables. Read Section 1.12 of Chapter 1 in the 2019 CBC and referenced state laws for more information.
- 14. Marine Oil Terminals:** Marine oil terminals are subject to the additional adoptions by the California State Lands Commission. Such adoptions are shown by the acronym SLC in the code text and Matrix Adoption Tables. Read Section 1.14 of Chapter 1 in the 2019 CBC and referenced state laws for more information.
- 15. Family Care Homes and Facilities, Motion Picture Studios and State Institutions:** Small and large family daycare homes, residential facilities, residential facilities for the elderly, residential care facilities, motion picture production studios and any state institutions or other state owned or state occupied building are subject to the additional adoptions by the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM in the code text and Matrix Adoption Tables. Read Section 1.11.1 of Chapter 1 in the 2019 CBC and referenced state laws for more information.
- 16. Tents, Awnings or Other Fabric Enclosures:** Tents, awnings and other fabric enclosures are subject to the additional adoptions by the Office of the State Fire Marshal. Such adoptions are shown by the acronym SFM in the code text and Matrix Adoption Tables. Read Section 1.11.1 of Chapter 1 in the 2019 CBC and referenced state laws for more information.

**17. Recycled Water Systems:** Installation, construction, alteration, or repair of recycled water systems for water closets, urinals, trap primers, floor sinks and other acceptable uses are subject to the additional adoptions by the Department of Water Resources. Such adoptions are shown by the acronym DWR in the code text and Matrix Adoption Tables. Read Section 1.13.0 of Chapter 1 in the 2019 California Plumbing Code and referenced state laws for more information.

## Examples of Code Application by Type of Building, Occupancy, or Feature

The types of buildings and occupancies shown are selected to illustrate that multiple state agencies may have adoptions applicable to a single type building.

This table is for training purposes only and is not a substitute for the code. In case of conflict, the code shall prevail. Code exceptions are not shown.

Type Building, Occupancy or Feature	Subject	State Law	State Adopting Agency	Enforcement Agency
Hotels, Motels, Lodging Houses	Structural, Mechanical, Electrical, Plumbing	State Housing Law HSC Division 13, Part 1.5, Sec 17921(a) & 17922	HCD 1	Local Government, or HCD, when there is no local agency
	Fire & Panic Safety	HSC 17921(b)	SFM	
	Accessibility	HSC 19952-19959	DSA-AC (1)	
	Energy Conservation	PRC 25402	CEC (2)	
	Green Building Standards	HSC 17921(a) & 17922	HCD 1	
Apartments and Condominiums (not public housing)	Structural, Mechanical, Electrical, Plumbing	HSC 17921(a) & 17922	HCD 1	Local Government or HCD, when there is no local agency
	Fire & Panic Safety	HSC 17921(b)	SFM	
	Accessibility	GC 12955.1	HCD 1-AC (4)	
	Energy Conservation	PRC 25402	CEC (2)	
	Green Building Standards	HSC 17921(a) & 17922	HCD 1	

Type Building, Occupancy or Feature	Subject	State Law	State Adopting Agency	Enforcement Agency
One- & Two-Family Dwellings (not public housing)	Structural, Mechanical, Electrical, Plumbing	HSC 17921(a) & 17922	HCD 1	Local Government or HCD, when there is no local agency
	Fire & Panic Safety	HSC 17921(b)	SFM	
	Accessibility	None	None (4)	
	Energy Conservation	PRC 25402	CEC (2)	
	Green Building Standards	HSC 17921(a) & 17922	HCD 1	
Group A, B, M and other occupancies	Structural, Mechanical, Electrical, Plumbing	HSC 18938	BSC (5)	Local Government
	Fire & Panic Safety	HSC 13143	SFM	
	Accessibility	HSC 19952-19959	DSA-AC	
	Energy Conservation	PRC 25402	CEC (2)	
	Green Building Standards	HSC18930.5 & 18938	BSC-CG	
Hospitals & Medical Care Facilities	Structural, Mechanical, Electrical, Plumbing	HSC Div.107, Parts 1 & 7	OSHPD 1, 1R, 2 or 4	OSHPD
	Fire & Panic Safety	HSC 13143	SFM	
	Accessibility	HSC 19952-19959	DSA-AC	
	Energy Conservation	PRC 25402	CEC	
	Green Building Standards	HSC 1275 & 129850	OSHPD 1, 2 or 4	

Type Building, Occupancy or Feature	Subject	State Law	State Adopting Agency	Enforcement Agency
Licensed Clinics	Structural, Mechanical, Electrical, Plumbing	HSC Div.107, Part 1 &7	OSHPD 3	Local Government
	Fire & Panic Safety	HSC 13143	SFM	
	Accessibility	HSC 19952-19959	DSA-AC	
	Energy Conservation	PRC 25402	CEC	
	Green Building Standards	HSC 18930.5 & 18938	None (6)	
Public Schools (K-12 & Community Colleges)	Structural, Mechanical, Electrical, Plumbing	EC 17310, 81142, 81053	DSA-SS/CC	DSA
	Fire & Panic Safety	HSC 13143	SFM	
	Accessibility	HSC 19952-19959	DSA-AC	
	Energy Conservation	PRC 25402	CEC	
	Green Building Standards	EC 17310, 81142, 81053	DSA-SS/CC	

**Table Notes:**

1. Exception: Lodging houses meeting the definition of covered multifamily dwelling are subject to HCD 1-AC. See Sections 1.8.2.1.2 and 1101A.1 and 1102A.1 in Chapter 11A of the 2019 California Building Code.
2. See Title 24, Part 6, Section 100 for listing of occupancies subject to CEC adoptions.
3. Applicable only to buildings meeting the definition of covered multifamily dwelling. See Sections 1.8.2.1.2 and 1101A.1 and 1102A in Chapter 11A of the 2019 California Building Code (CBC). Public use areas are subject to DSA-AC adoptions in CBC Chapter 11B. See CBC Section 1101A.1 for scoping.
4. If publicly funded, then DSA-AC adoptions apply.
5. When no state agency has authority to adopt specific requirements, apply the published Title 24 provisions applicable to the occupancy and structure.
6. Local government may enact more restrictive green building standards.

**Additional Notes:**

7. See Section 1.2 through 1.14 of 2019 California Building Code for complete discussion on application of adoptions by state agencies.

8. Acronyms used above:

BSC- California Building Standards Commission

EC- Education Code

HSC- Health and Safety Code

GC- Government Code

PRC- Public Resources Code

State Agency Acronyms as discussed in Chapter 3.

## Chapter 5. State and Local Code Adoption

In this chapter we will explain the code adoption process used to create Title 24, and how local government is to adopt and enforce Title 24. You may wish to review the Glossary of Terms in Chapter 7 to familiarize yourself with words and terms related to code adoption.

### The State Rulemaking Process for Building Standards

The process of adopting building standards is governed by requirements in the California Building Standards Law in Health and Safety Code (HSC), Division 13, Part 2.5, commencing with Section 18901, the Administrative Procedure Act (Government Code, commencing with Section 11340), and Chapter 1 of the California Administrative Code, Part 1 of the California Building Standards Code, Title 24 of the California Code of Regulations. The California Building Standards Commission (CBSC) is responsible for carrying out the code adoption process in accordance with these identified state laws and regulations.

CBSC is established by and functions pursuant to the California Building Standards Law (HSC, Division 13, Part 2.5). CBSC coordinates the building standards adoption activities of the state agencies, makes the proposed code adoptions available to the public via the California Regulatory Notice Register and CBSC's website), conducts public meetings, and approves for adoption those proposed building standards found to meet requirements of the law. CBSC publishes the adopted building standards that are approved for inclusion in Title 24, along with adopted model codes. The state agencies that participate in this process are called proposing agencies.

Other state agencies, called adopting agencies, conduct their own public hearings and submit their adopted building standards to CBSC for approval by the commissioners and publication in Title 24. CBSC's review and approval of adopting agency submittals ensure that they have met the requirements of law for regulatory adoptions. Two examples of adopting agencies are the California Energy Commission (CEC) and the State Historical Building Safety Board (SHBSB), responsible for Parts 6 and 8 of Title 24 respectively.

Parts 2, 2.5, 3, 4, 5, 9 and 10 of Title 24 are based on model codes. Every three years, the private code development organizations issue new editions of their respective model codes. When the new model code editions are published, CBSC and 14 state agencies (listed on page 12) begin an adoption process called the Triennial Code Adoption Cycle. During this cycle, the state agencies must review the new editions of the model codes and prepare rulemaking files with required documents, such as a Notice of Proposed Action (NOPA), Express Terms (ET) and Initial Statement of Reasons (ISOR), proposing the adoption of the new edition of model codes with

necessary modifications to incorporate state and federal laws and regulations, and to remove conflicts. The modifications are known as California Amendments.

CBSC convenes its Coordinating Council to coordinate the rulemaking work of the 14 state agencies. Considerable organization is necessary because the state agencies each have specific areas of authority. The initial rulemaking files developed by the state proposing agencies are submitted to CBSC which then assembles Code Advisory Committees (CAC) to assist with review of the proposed building standards. The state agencies make amendments as needed to address comments and recommendations from the CACs.

Next, a NOPA is issued to advise the public of the proposal subject and provide information regarding the minimum 45-day public comment period and public meeting. The rulemaking documents such as the ET and ISOR are made available to the public via CBSC's website and the website of the state agency proposing the regulatory action.

Often, the comments received during a public comment period result in the need to modify the proposed code language. When this occurs, CBSC posts an amended NOPA, ET and ISOR on its website and accepts additional public comment during another public comment period. When a substantive code language change is needed, or the change is not sufficiently related to the original NOPA, this second public comment period must be for at least 45 days. If the code language modifications are nonsubstantial or solely grammatical in nature, and are sufficiently related to the original NOPA, a minimum 15-day public comment period is allowed.

Following the public comment period(s), a public meeting is held at which the CBSC commissioners hear public testimony, and consider the CACs' comments and written comments received from the public. They then vote to approve, disapprove, approve as amended, or return for further study the proposed building standards.

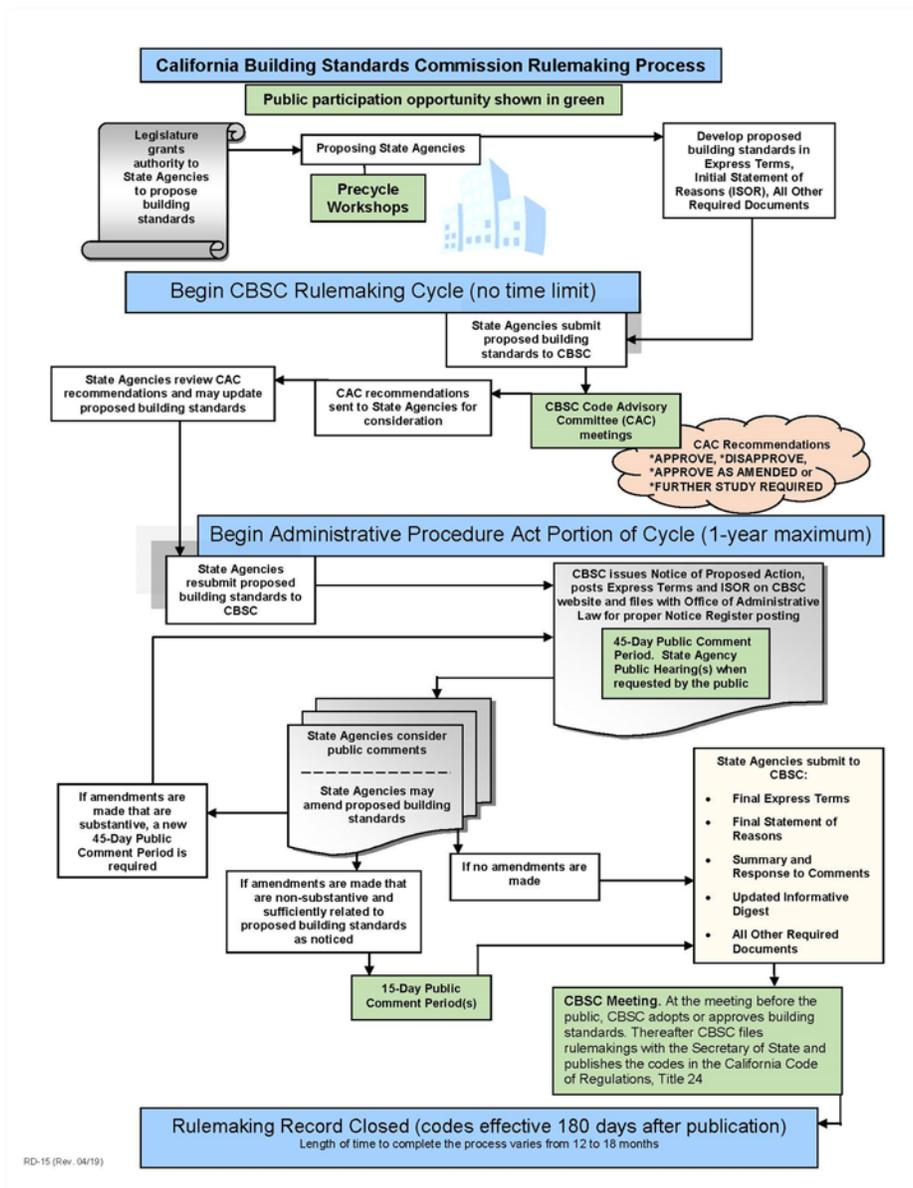
The entire adoption process requires about 18 months to complete. When the adoption process is complete, the model code language along with the California Amendments is published in the California Building Standards Code, Title 24, California Code of Regulations (CCR). The effective date for new adoptions in Title 24 is no sooner than 180 days following the publication date established by CBSC's commissioners. This minimum 180-day period is required by HSC Section 18938 to allow local government and those subject to the codes time to adjust processes and designs, or to obtain or provide training. Occasionally, CBSC has established an effective date greater than 180 days after publication.

The result of the Triennial Code Adoption Cycle is the publication of a new edition of Title 24 in new binders. Prior to January 1, 2011, CBSC conducted an Annual Code Adoption Cycle each year between the triennial cycles. The annual cycle was the same process as the triennial cycle, except that there was no new model code. The California Building Standards Law in the Health and Safety Code was amended by

Assembly Bill 1693 (Chapter 145, Statutes of 2010) to eliminate the annual code adoption cycle on and after January 1, 2011. Now, an Intervening Code Adoption Cycle is conducted between the Triennial Code Adoption Cycles to consider proposed modifications to the current Title 24 edition, including new regulatory language, edits, and repeals. The intervening cycle adoptions result in the issuance of supplement pages to be inserted into the current edition of Title 24. See the section about maintaining your copy of Title 24 beginning on page 22 of this guide for more about supplements.

Note: More details about the code adoption process is contained in CBSC’s publication, *A Public Guide to the Building Standards Adoption Process*, found on the [Resources tab of our website](#).

Below is an illustration of CBSC’s code adoption process for building standards.



## Local Code Adoption

State law requires local government to enforce the California Building Standards Code (Title 24, CCR) through a local building department and/or fire district, as it applies to buildings constructed, repaired, altered, and added to, that are not subject to state agency enforcement (such as public schools and hospital buildings). The majority of local governments adopt the published Title 24 by reference in their ordinances. This is commonly called an adoption ordinance. Title 24 applies throughout the state and to all buildings and occupancies, whether or not the local government has an adoption ordinance. This is made clear in Health and Safety Code (HSC) Section 18938 and in Section 1.1.3 of Chapter 1 in the 2019 California Building Code (Part 2 of Title 24).

Local government is permitted by state law in HSC Section 18941.5 to adopt local ordinances making more restrictive requirements than in Title 24, as reasonably necessary because of local climatic, geological, or topographical conditions. Additionally, the State Housing Law in HSC Section 17958.5 allows local amendments to Title 24 requirements applicable to the construction of single- and multiple-family dwellings, hotels, motels and lodging houses.

Health and Safety Code Section 18941.5 (in part and with emphasis added)

*(b) Neither the State Building Standards Law contained in this part, nor the application of building standards contained in this section, shall limit the authority of a city, county, or city and county to establish **more restrictive building standards, including, but not limited to, green building standards, reasonably necessary because of local climatic, geological, or topographical conditions.** The governing body shall make the finding required by Section 17958.7 and the other requirements imposed by Section 17958.7 shall apply to that finding. Nothing in this section shall limit the authority of fire protection districts pursuant to subdivision (a) of Section 13869.7.*

Health and Safety Code Section 17958.5 (in part and with emphasis added)

*(a) Except as provided in Section 17922.6, in adopting the ordinances or regulations pursuant to Section 17958, a city or county may make such changes or modifications in the requirements contained in the provisions published in the California Building Standards Code and the other regulations adopted pursuant to Section 17922 as it determines, pursuant to the provisions of Section 17958.7, are **reasonably necessary because of local climatic, geological, or topographical conditions.** For purposes of this subdivision, a city and county may make reasonably necessary modifications to the requirements, adopted pursuant to Section 17922, contained in the provisions of the code and regulations on the basis of local conditions.*

**Explanation:** Section 17922.6 referenced in the section above, is state law requiring noise insulation. Local government may not amend the noise insulation standards adopted by state agencies into Title 24.

A local government exercising the authority provided in HSC Sections 18941.5 and 17958.5 to adopt more restrictive requirements must make an express (written) finding of need as required by HSC Section 17958.7. The express finding of need explains the local climatic, geological or topographical conditions that make it necessary to implement more restrictive requirements.

HSC Sections 13143.5 and 13869.7 authorize local ordinances with fire and panic safety requirements more restrictive than those in Title 24 adopted by the Office of the State Fire Marshal (SFM). Any local ordinance establishing more restrictive fire and panic safety requirements must be limited only to those needed for local climatic, geological, or topographical conditions. However, HSC Sections 13143.5(b) and (c) authorize local government to make different requirements for fire sprinkler systems. Additionally, local government may also adopt more restrictive fire and panic safety requirements to be enforced by the local fire protection district.

Local amendments to Title 24 by a city, county, or city and county are neither effective nor operative until copies of both the ordinance and express finding of need are filed with CBSC (see HSC Section 17958.7).

Local amendments to Title 24 by a local fire protection district are not operative until ratified by the city, county, or city and county where the ordinance will apply and copies of the ordinance and finding of need are filed with the Department of Housing and Community Development (see Health and Safety Code Section 13869.7).

Local amendment to Title 24 by a city, county, or city and county that apply to qualified historical buildings must be filed with the State Historical Building Safety Board.

Local building and fire district officials are urged to review our *Guide for Local Amendments of Building Standards* available on [CBSC's website](#). It explains the requirements of state law for amendment documents and filing requirements. Specific mailing addresses for the state agencies are provided as well.



## Chapter 6. Enforcement

Cities, counties and a city and county are required by state law to enforce the California Building Standards Code published in Title 24 of the California Code of Regulations as it applies to buildings not subject to enforcement by state agencies. The California Building Code (Part 2 of Title 24) Chapter 1, Sections 1.2 through 1.14 provides information as to the enforcement responsibilities for various types of buildings, uses and features. Where these sections of law identify local government with enforcement responsibility, refer to the following state laws.

Descriptions are abridged.

- Health and Safety Code (HSC) Sections 13145, 13146 and 13196 require the local fire official to enforce Title 24 provisions shown adopted by the State Fire Marshal (SFM).
- HSC Section 13869.7 authorizes a fire protection district to adopt local amendments to building standards within Title 24 shown adopted by SFM. Subsection (h)(1) requires a city, county, or city and county that ratifies an ordinance by a fire protection district relating to fire and panic safety to delegate the enforcement of the ordinance to either the chief of the fire protection district that adopted the ordinance, or the chief building official of the city, county, or city and county.
- HSC Section 17958 (State Housing Law) establishes that Title 24 is the applicable code when a city or county does not specifically adopt Title 24 by ordinance, or adopt modifications to the Title 24 provisions as authorized by this and other provisions of the HSC.
- HSC Section 17960 (State Housing Law) requires every city and county to enforce Title 24.
- HSC Section 18938(b) (California Building Standards Law) establishes that Title 24 shall apply to all occupancies throughout the state and shall become effective 180 days after publication by the California Building Standards Commission or at a later date after publication established by the commission.
- HSC Section 18948 (California Building Standards Law) reads, “the responsibility for the enforcement and administration of building standards shall remain in the state or local agency specified by other provisions of law.”  

Note: The state laws being identified in this discussion are those “other laws”.
- HSC Section 18959 requires local government to administer and enforce the California Historical Building Code (Part 8 of Title 24).

- HSC Section 19958 requires the building department of every city and county to enforce the building standards for accessibility in buildings and related facilities as published in Title 24.
- Government Code Section 4453(b), within Title 1, Division 5, Chapter 7 requires the Division of the State Architect to develop the accessibility building standards for publication in Title 24 with applicability to publicly funded buildings to enforce the chapter. The enforcement extends to building standards.
- Civil Code Section 55.53(d) requires a local agency (building department) shall employ or retain a sufficient number of building inspectors who are certified access specialists (CASp). Persons having the CASp designation are to conduct permitting and plan check services to review for compliance with state construction-related accessibility standards with respect to new construction, including projects relating to tenant improvements that may impact access. If a local agency employs or retains two or more CASps to comply with this subdivision, at least one-half of the CASps shall be building inspectors who are CASps.
- Public Resources Code Section 25402.1(g) requires the building department of every city, county, and city and county to enforce the building standards for energy conservation adopted by the California Energy Commission. The standards are published in The California Energy Code, Part 6 of Title 24.

## Criminal Penalties

State law establishes criminal and civil penalties for violating some provisions of the California Building Standards Code in Title 24 of the CCR. The various state laws that charge specific state agencies with the responsibility of developing Title 24 provisions for adoption or publication by the California Building Standards Commission also establish criminal and civil penalties for violations of the law or the building standards adopted to implement that law. Caution is needed, however. It is necessary to be sure that the state law establishing a penalty is the same state law authorizing the specific building standard being violated. All state laws referenced herein are available to read and print at the [California Legislative Information website](#).

Following are explanations and examples of some criminal penalties provided in state law regarding building standards. These examples are not a complete listing of all criminal penalties available in state law for violation of the building codes.

1. **State Housing Law:** Health and Safety Code (HSC), Division 13, Part 1.5 commencing with Section 17910, known as the State Housing Law (SHL), charges the Department of Housing and Community Development with the task of developing Title 24 provisions (excluding fire and panic safety) applicable to

the construction of hotels, motels, lodging houses, apartments and dwellings. Section 17995 within the SHL establishes penalties for violation of the SHL and Title 24 provisions adopted under the authority of and to implement the SHL. HSC Section 17995 reads (with clarification added):

*“Any person who violates any of the provisions of this part (the word “part“ is referring to Part 1.5 of Division 13 in the HSC), the building standards published in the State Building Standards Code relating to the provisions of this part, or any other rule or regulation promulgated pursuant to the provisions of this part is guilty of a misdemeanor, punishable by a fine not exceeding one thousand dollars (\$1,000) or by imprisonment not exceeding six months, or by both such fine and imprisonment.”*

Accordingly, any violation of Title 24 shown as an HCD 1 adoption in the Matrix Adoption Tables is punishable as a misdemeanor.

It is noteworthy that Section 17995 language does not include the words “willfully” or “knowingly.” Sometimes, a law that establishes a criminal penalty will specify that a person is guilty of the crime only if the violation is willful or knowingly allowed to exist. Here, a person may be found guilty under Section 17995 without willfulness or knowledge of the violation, so the burden of proof on the plaintiff is less.

The SHL also charges the State Fire Marshal (SFM) with the responsibility of developing Title 24 provisions relating to fire and panic safety in hotels, motels, lodging houses, apartments and dwellings. A violation of any Title 24 provision shown as adopted by SFM that is implementing the SHL is punishable under HSC Section 17995 (shown above) as a misdemeanor.

- 2. Fire Protection Laws:** HSC Division 12, Part 2, Chapter 1, establishes the responsibility for the SFM to develop building standards for fire alarms, egress systems, and public address system backup in specific buildings and for buildings located in hazardous fire areas and or urban wildland interface areas. HSC Section 13112 provides for misdemeanor convictions and reads as follows:

*“Every person who violates any provision of this chapter, or any order, rule, or regulation made pursuant to this chapter, is guilty of a misdemeanor punishable by a fine of not less than one hundred dollars (\$100) or more than five hundred dollars (\$500), or by imprisonment for not more than six months, or by both. A person is guilty of a separate offense each day during which he or she commits, continues, or permits a violation of any provision of, or any order, rule, or regulation made pursuant to, this chapter.”*

Thus, a violation of a provision of Title 24 shown as adopted under SFM is punishable as a misdemeanor.

Remember that the application of penalties is generally limited to violations of that segment of law (Division, Part, Chapter, etc.) where the penalties are established.

Further, the penalties are limited to violations of the building standards adopted to implement that segment of law. There are building standards within Title 24 that are implementing state laws that do not provide for criminal penalties. Some laws provide for only injunctive relief, or civil penalties and not criminal penalties.

For additional information regarding criminal penalties for violations of Title 24, read HSC Sections 13199, 13190.4, 18700, and 19997.

## Civil Penalties and Injunctions

Following are examples of civil penalties and injunctive relief provided in state law. These examples are not a complete listing of all civil penalties and injunctive relief available in state law for violation of the building codes.

- 1. Government Code Sections 4450 through 4461** establish that publicly funded buildings, sidewalks and housing, must provide for accessibility as required by regulations promulgated by the Division of the State Architect (DSA). Such regulations, or building standards, are found primarily in California Building Code Chapter 11B (Title 24, Part 2).
- 2. Health and Safety Code Sections 19953 and 19954** authorize any person who is aggrieved or potentially aggrieved by a violation of accessibility provisions, or the district attorney, city attorney, county counsel or the Attorney General, may bring an action to enjoin any violations of the accessibility provisions provided by the Health and Safety Code or Title 24. **HSC Section 19955** establishes that places of public accommodations (in short, privately owned buildings open to the public) must be designed and constructed to provide for accessibility. **HSC Section 19958.6** establishes that a person who violates Section 19955 (and other sections) or *"any of the regulations that have been promulgated by the State Architect pursuant to Section 4450 of the Government Code and approved by the California Building Standards Commission shall be subject to a civil penalty of two thousand five hundred dollars (\$2,500) for each violation."*
- 3. Government Code Section 12955.1(a)** reads in part, *"For purposes of Section 12955, 'discrimination' includes, but is not limited to, a failure to design and construct a covered multifamily dwelling in a manner that allows access to, and use by, disabled persons."* Government Code Section 12955 makes it unlawful to discriminate in housing sales, rent or lease, based on disabilities. **Government Code Section 12980** provides that civil actions may be brought in the court of competent jurisdiction by the Department of Fair Employment and Housing for violations of Government Code Sections 12955, 12955.1 and 12955.7. A civil action may also be brought by any person aggrieved by violations under **Government Code Section 12989.1**. The courts may sanction violators with civil penalties.

**4. California Civil Code Section 54.3** establishes civil penalties for each violation of a person's rights under Civil Code Sections 54, 54.1 and 54.2, which can include a violation of building standards requiring accessibility in places of public accommodation and housing accommodation. The code violation constitutes an act of discrimination. The amount of the civil penalty is determined by a jury, or the court sitting without a jury, up to a maximum of three times the amount of actual damages but in no case less than one thousand dollars (\$1,000), and attorney fees.

For additional information regarding civil remedies (other than criminal penalties) for violations of building laws, read HSC Sections 13250, 19953, 19954, 19958.5 and 19958.6, Government Code Sections 12956.2, 12980, 12981 and 12987, and Civil Code Sections 54, 54.1, 54.2, 55 and 55.1. Access these codes at the [California Legislative Information website](#).

## Chapter 7. Glossary of Terms

There are many words, terms, names and phrases associated with the California Building Standards Code and the work to propose, adopt, approve, publish and enforce it. This document will explain many of those words, names and phrases. In many cases while defining one word it is necessary to use another word that also needs an explanation. In these cases, we have italicized words that are defined elsewhere in this document.

We have provided references to state laws where a definition or related information is available. Access state laws at the [California Legislative Information website](http://www.leginfo.ca.gov/faces/codes) at [www.leginfo.ca.gov/faces/codes](http://www.leginfo.ca.gov/faces/codes).

There are also references to materials available at the [California Building Standards Commission \(CBSC\) website](http://www.dgs.ca.gov/bsc) at [www.dgs.ca.gov/bsc](http://www.dgs.ca.gov/bsc).

**Administrative Procedure Act (APA):** The name given to the portion of state law in California Government Code, Title 2, Chapters 3.5, 4 and 5, commencing with Section 11340. This body of law establishes procedures for state agencies, including the process for the adoption of regulations. The *California Building Standards Law (Health and Safety Code Section 18901, et cetera)* which governs the process for adopting *building standards* for *publication* in Title 24, *California Code of Regulations*, makes reference to several requirements of the APA.

**Adoption or Adopt (Adopted):** Adoption or adopt means, with respect to the procedure for promulgation of a building standard, the final act of a state agency that has the legislative authority and responsibility to take proposed building standards to public hearing. In short, the term refers to the official ruling of the *California Building Standards Commission* to *approve* a proposed building standard for publication in Title 24 of the California Code of Regulations. A code provision that has been adopted may not yet be *published* or effective. See the definitions for *publication date and publication*, and *effective date*.

**Approval (Approve):** Approval means, with respect to the procedure for promulgation of a building standard, the action of approval by the *California Building Standards*

*Commission*. Until there is approval of the standard by the commission, it shall be a proposed *building standard* or regulation.

**Bagley-Keene Open Meeting Act:** This Act, located in the *Government Code*, generally requires state boards and commissions to publicly notice its meetings, prepare agendas, accept public testimony and conduct its meetings in public unless specifically authorized by the Act to meet in closed session.

**Note:** The Department of Consumer Affairs (DCA) – Legal Affairs Division published a guidebook titled “Guide to The Bagley-Keene Open Meeting Act” and that is available on the [DCA website](#) at [www.dca.ca.gov/publications/bagleykeene\\_meetingact.pdf](http://www.dca.ca.gov/publications/bagleykeene_meetingact.pdf). Please note that this guide may or may not have been updated with changes to the law. We recommend verifying these provisions of the *Government Code* at the [California Legislative Information website](#) at [leginfo.legislature.ca.gov/faces/home](http://leginfo.legislature.ca.gov/faces/home) and select the California Law tab. The applicable sections of *Government Code* are [11120 through 11132](#).

**Building Standards:** The legal definition of building standard is provided in *Health and Safety Code* Section 18909. In short, a building standard is a *state regulation* placed in Title 24 of the *California Code of Regulations* when *adopted* or *approved* by the *California Building Standards Commission*. Building standards establish requirements for the design and construction of buildings and related facilities and equipment, and may include administrative requirements that implement or enforce building standards.

**California Administrative Code:** The former name of the *California Code of Regulations*. This name was changed by legislation in 1992, but the name continues in some official documents. This is not to be confused with Part 1 of *Title 24* which has the same name.

**California Amendment:** Sometimes called a state amendment. It is an amendment, deletion or addition to the language of an *adopted model code* in *Title 24* of the *California Code of Regulations*. A California amendment is developed by a *state adopting agency* or *state proposing agency* and determined necessary to implement a requirement of state or federal law or regulations that are not provided in the *adopted*

*model code*, or to remove conflicts in *model codes* with state or federal laws or regulations, or another *adopted model code*.

Further, a California amendment may be in the form of completely new code language within an *adopted model code*. For example, Chapters 7A, 11A, 11B and 31F of the *California Building Code* (Part 2 of Title 24), are California amendments in their entirety. California amendments are identified by *italic* font print in the code text of *Title 24*. There are exceptions to the use of italic font print, however. Some model codes also use *italic* font print for special notes and identifiers.

**California Building Standards Code:** The name established by *Health and Safety Code* Section 18902 for *Title 24* of the *California Code of Regulations*. *Title 24* contains *building standards* in 13 parts (within 11 binders) published by the *California Building Standards Commission*. The *building standards* in the California Building Standards Code are *state regulations* developed by various state agencies within the executive branch of state government. State laws require various state agencies to develop *building standards* for specific types of buildings, building equipment and features.

**Note:** Part 7 of *Title 24* is currently vacant. Part 7 previously contained the elevator safety construction requirements which are now located in Title 8 of the *California Code of Regulations*.

**California Building Standards Commission (CBSC):** The state government entity designated by *statute* to oversee the development of *building standards* and to *publish*, or cause to be published, the California Building Standards Code in *Title 24* of the *California Code of Regulations*. The California Building Standards Commission operates under the authority established by *Health and Safety Code*, Division 13, Part 2.5, known as *California Building Standards Law*. The abbreviation CBSC or BSC is often used to identify the *California Building Standards Commission*. CBSC is comprised of a total of 11 commissioners. Of these members, 10 are appointed as commissioners by the governor and are subject to the California Senate's approval. Each seat is designated for a specific profession or area of interest as prescribed by *Health and Safety Code* Section 18921. The Secretary of Government Operations

agency is designated to serve as the commission chair as prescribed by Health and Safety Code Section 18922 and completes the 11 membered commission.

**California Building Standards Law:** This name refers to the body of state law within *Health and Safety Code*, Division 13, Part 2.5, commencing with Section 18901. The provisions of Part 2.5 govern the work and responsibilities of the *California Building Standards Commission* (CBSC) and how the *building standards* in *Title 24* are *adopted* and *approved*, and published by CBSC, and how the provisions apply.

**California Code of Regulations:** The name of the official regulations promulgated by the agencies of the executive branch of state government for the purpose of implementing, interpreting and carrying out the intent of state law. The *California Code of Regulations* is divided into 28 separate titles, Title 1, 2, 3,...24...etc. Each title is given a name as well. The abbreviation CCR is often used to identify the *California Code of Regulations*. The CCR is available online at the website of the [Office of the Administrative Law](#) at [www.oal.ca.gov](http://www.oal.ca.gov).

**California Regulatory Notice Register:** A state government publication containing notices of proposed regulatory actions by state regulatory agencies to adopt, amend, or repeal regulations contained in the *California Code of Regulations*. This document is available on the Office of Administrative Law's [Regulatory Notice Register website](#) at [oal.ca.gov/publications/notice\\_register](http://oal.ca.gov/publications/notice_register). When building standards for *Title 24* are proposed, a notice is placed in the California Regulatory Notice Register in addition to being available on the California Building Standards Commission's website.

**California Standard:** Commonly understood to be a building standard developed by the *state proposing agency* or *state adopting agency* that is not an amendment to a *model code* provision. Parts 1, 6, 8,11 and 12 of Title 24 are not based on a *model code* as are *California Amendments* discussed above. The contents of these parts are developed by the *state proposing agencies* or *state adopting agencies* and are commonly referred to as California Standards. Upright font print is used in Parts 1, 6, 8,11 and 12 and no italic text is used to indicate a *California Amendment*.

**Change Without Regulatory Effect (CWoRE):** Is a change to the provisions of *Title 24* that does not impose any new requirement for the design or construction of

buildings and associated structures and equipment. A change without regulatory effect may include but is not limited to, renumbering or reordering of sections, deletion of a regulatory provision for which statutory or constitutional authority was repealed or was held invalid in a judgement, revising the structure, syntax, cross-reference, grammar or punctuation, or changing authority or reference. When *adopted* or *approved* by the *California Building Standards Commission*, the change becomes effective 30 days after filing with the Secretary of State.

**Civil Code:** One of the 29 codes that make up California state law enacted through California's legislative process. There are provisions in the Civil Code that establish *civil penalties* for violations of *Title 24* relating to accessibility.

**Civil Penalty:** A civil penalty results from a civil trial, resulting in an order of the court to pay monetary penalties to a governmental entity, firm or the individual bringing the civil action. There is no arrest warrant, arrest or criminal record. A civil suit is filed with the court having jurisdiction that alleges a violation of law that provides for the award of a civil penalty when violated. A civil trial is conducted to determine if the person named in the civil suit is in fact violating the law and is therefore liable to pay civil penalties.

**Code Adoption Cycle:** See *Triennial Code Adoption Cycle* and *Intervening Code Adoption Cycle*.

**Code Advisory Committee(s):** Commonly abbreviated as CAC. *Health and Safety Code* Section 18927 authorizes the *California Building Standards Commission (CBSC)* to establish advisory panels (or committees) of experts and the general public to assist *CBSC* in carrying out its responsibilities. Six standing code advisory committees have been established:

- Accessibility
- Building, Fire and Other
- Green Building
- Health Facilities
- Plumbing, Electrical, Mechanical and Energy
- Structural Design/Lateral Forces

These committees meet at the request of *CBSC* to review and provide written comments to *CBSC* on proposed *building standards* for *Title 24*. The comments are advisory and are not binding on the *CBSC commissioners* or state proposing agencies. The members of the committees are selected by the commissioners at the onset of each *triennial code adoption cycle* for their expertise and for a balance of interests. The names of the current members of the code advisory committees are available on *CBSC's* website.

**Note:** Ad-hoc code advisory committees may be established by *CBSC* on an as-needed basis.

**Coordinating Council:** A council of representatives of *state proposing agencies* and *state adopting agencies* established and staffed according to *Health and Safety Code* Section 18926. The membership of the council consists of the executive director for the *California Building Standards Commission*, who serves as chairperson, and representatives appointed by the Director of the Department of Public Health, the Director of the Office of Statewide Health Planning and Development, the Director of the Department of Housing and Community Development, the State Fire Marshal, the Executive Director of the State Energy Resources Conservation and Development Commission (Energy Commission), and the Director of the Department of General Services. The primary purpose for the coordinating council is to:

- Ensure coordination between the agencies in the proposal of building standards
- Assist in the development of building standards
- Resolve conflicting building standards

**Criminal Penalty:** A criminal penalty is the result of a conviction of a crime punishable by imprisonment or a monetary fine, or both. Criminal penalties are categorized as an infraction (least serious), misdemeanor (less serious than felony), or a felony (most serious). Except for infractions, an arrest warrant is issued by the State Attorney General or more often by the local district attorney. An arrest and trial is included in the due process to determine guilt. If guilt is established, the judge of the court determines the penalty as provided by law. A criminal record is established for the person(s) found guilty. There are state laws establishing misdemeanor penalties for violation of some provisions of *Title 24*.

**Effective Date:** The date a *building standard* in *Title 24* becomes effective. This may be no sooner than 180 days following the *publication date* unless the building standard is administrative, an *emergency building standard or change without regulatory effect* (CWoRE). Both the *publication date* and the *effective date* are established by the *CBSC commissioners*. See *Publication Date* and *Publication*.

**Emergency Building Standards:** The *Health and Safety Code* authorizes the *California Building Standards Commission* (CBSC) to adopt emergency building standards when a situation develops that requires an immediate regulatory solution in order to preserve the health and safety or general welfare of the public. Emergency building standards differ from those building standards *adopted* through an *intervening* or *triennial code adoption cycle* because the emergency building standard becomes effective immediately upon *approval* by *CBSC* and filing with the Secretary of State, or at any future effective date established by the *CBSC commissioners*. Emergency building standards are effective for up to 180 days, and can be readopted for no more than two 90-day periods under specific circumstances. For emergency building standards to become permanent in *Title 24*, *CBSC* must provide the public a *Notice of Proposed Action*, *Express Terms* and *Initial Statement of Reasons*, and conduct a 45-day *public comment period*, and a *public hearing*, when so requested. That process is much like the normal *adoption* process, except that the process takes place after the *approval* of the emergency building standards. Emergency building standards *adoption* for *Title 24* is not a common event.

For additional information regarding emergency building standards refer to *Health and Safety Code* Sections 18937 and 18938(d), *Government Code* Sections 11346.1 and 11349.6 and *California Code of Regulations, Title 24, California Building Standards Code, Part 1, California Administrative Code, Chapter 1, Section 1-419*.

**Enjoin, Injunction or Injunctive Relief:** A person who is enjoined has been ordered in an injunction issued by a court to stop an unlawful practice. An injunction is an order of the appropriate court directing a person, firm or entity to stop a practice that violates a law, or a regulation implementing law. Some laws allow the State Attorney General, local district attorney, or a firm, entity or person to seek an injunction to enjoin a firm,

entity or person believed to be violating a law. There are state laws establishing authority to enjoin a person violating specific provisions of *Title 24*.

**Errata:** A correction page or pages to *Title 24* without regulatory effect. Issued to correct a typing or printing error made in the code language. It is printed on buff-colored paper to distinguish errata from a *supplement*. Purchasers of *Title 24* are provided a registration card or online registration to complete and submit to the publisher in order to receive issued errata.

**Express Terms:** This is a document in a *rulemaking file* that proposes the *adoption* or amendment of a *state regulation* including a *building standard*. It provides the public with the proposed code language. Generally, proposed new language is illustrated with underlining (proposal) and language proposed for repeal is struck through (strikeout). A legend is provided within the document. See definitions for the other parts of a *rulemaking file*; *Notice of Proposed Action*, *Initial Statement of Reasons* and *Final Statement of Reasons*.

**Final Statement of Reasons:** This is a document in a *rulemaking file* that is developed after *public hearings* or a *paper hearing*. It is an update to the *Initial Statement of Reasons* and explains actions taken as a result of public comments. Often the originally proposed regulatory language is amended based on public comments and the final statement of reasons will explain that action. It will also explain why some public comments did not result in a change to the proposed regulatory language that is *approved* or *adopted*.

**Government Code:** One of the 29 codes that make up California state law enacted through California's legislative process. Requirements for building accessibility are found in Sections 12955.1 et. seq. and 4450 et. seq. of the Government Code.

**Health and Safety Code:** One of the 29 codes that make up California state law enacted through California's legislative process. The *Health and Safety Code* contains in excess of 130,000 sections organized into divisions, parts, and chapters, in that order. Divisions 12 and 13 contain provisions regarding the design and construction of buildings, including *California Building Standards Law*.

**Initial Statement of Reasons:** This is a document in a *rulemaking file* that provides a rationale of the need for each proposed *building standard* or amendment to existing *building standards*, generally section by section.

**Intervening Code Adoption Cycle:** This refers to the process to adopt new provisions and amendments to the *Title 24* edition currently in use. The cycle occurs at an 18-month interval between *triennial code adoption cycles*. The California *Building Standards Commission* establishes the opening and closing date of each cycle. The intervening code adoption cycle is used to incorporate new requirements of state law, improve the code clarity, and correct substantive errors and omissions. The *adopted* or *approved* changes are published for insertion into the current edition of Title 24. These new pages are called *supplements* and are printed on blue paper.

**Note:** Prior to January 1, 2011, there was an *annual code adoption cycle* each year between the *triennial code adoption cycles*. Assembly Bill 1693 Statutes of 2010 amended the *Health and Safety Code* so that there is only one code adoption cycle between the *triennial code adoption cycles*.

**Matrix Adoption Tables:** Tables generally placed at the beginning of a *Title 24* chapter to identify code sections that are *adopted* or *adopted with amendment*, or an *adopted California Amendment* section. These tables are non-regulatory and are provided to assist the code user. Not all provisions of *Title 24* apply to all types of buildings, thus the matrix adoption tables help identify the application of each section. Learn how to use the matrix adoption tables in our Guide to Title 24 available on CBSC's website.

**Model Code:** A definition is provided in *Health and Safety Code* Section 18916. A model code is commonly understood to mean the codes published by the various private code development organizations such as the International Association of Plumbing and Mechanical Officials, International Code Council, National Fire Protection Association, and others.

**Note:** See *Health and Safety Code* Sections 17922, 18916 and 18938.3 for information about the use of model codes in the development of *Title 24*.

**Nine Point Criteria:** This refers to required criteria for proposed *building standards* provided in *Health and Safety Code* Section 18930. The nine points are:

- (1) The proposed *building standards* do not conflict with, overlap, or duplicate other *building standards*.
- (2) The proposed building standard is within the parameters established by enabling legislation and is not expressly within the exclusive jurisdiction of another agency.
- (3) The public interest requires the *adoption* of the *building standards*. The public interest includes, but is not limited to, health and safety, resource efficiency, fire safety, seismic safety, building and building system performance, and consistency with environmental, public health, and accessibility *statutes* and regulations.
- (4) The proposed building standard is not unreasonable, arbitrary, unfair, or capricious, in whole or in part.
- (5) The cost to the public is reasonable, based on the overall benefit to be derived from the *building standards*.
- (6) The proposed building standard is not unnecessarily ambiguous or vague, in whole or in part.
- (7) The applicable national specifications, published standards, and *model codes* have been incorporated therein as provided in this part, where appropriate.
  - (A) If a national specification, published standard, or *model code* does not adequately address the goals of the state agency, a statement defining the inadequacy shall accompany the proposed building standard when submitted to the commission.
  - (B) If there is no national specification, published standard, or *model code* that is relevant to the proposed building standard, the state agency shall prepare a statement informing the commission and submit that statement with the proposed building standard.
- (8) The format of the proposed *building standards* is consistent with that *adopted* by the commission.
- (9) The proposed building standard, if it promotes fire and panic safety, as determined by the State Fire Marshal, has the written approval of the State Fire Marshal.

**Notice of Proposed Action:** This is a document in a *rulemaking file* that provides a brief explanation of a building standard proposal, how to obtain the *Express Terms*

and related documents, how to comment on proposals, and the date, time and location of any *public hearing*.

**Part:** *Title 24* is divided into 13 parts. These are Parts 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12.

**Note:** As previously stated, Part 7 of *Title 24* is presently vacant.

**Paper Hearing:** This is an unofficial term that is commonly understood to mean there is no *public hearing* scheduled by the *state proposing agency* or *state adopting agency* for a proposed regulatory action. The *notice of proposed action* will state that a *public hearing* is not planned, but that a *public hearing* will be held if requested by the public within the specified timeframe. Not having a *public hearing* is a cost savings to the public. Comments regarding the proposed regulatory action must be submitted in writing.

**Public Hearing:** A public hearing by a state agency to consider a proposed *adoption* of a *building standard*. Hearings must be open to the public and are subject to the requirements of *Government Code Sections 11120 – 11132*, known as the *Bagley-Keene Open Meeting Act*. In the case of *Title 24* proposals, the date, time and location of a hearing are provided on CBSC's website and in the issued *Notice of Proposed Action*. At a public hearing, the public may provide oral testimony regarding the proposed *building standard*. Written comments may also be submitted without oral testimony.

**Public Review or Public Comment Period:** Generally, is a minimum 45-day period for the public to comment on proposed regulations. The period follows the issuance of *the Notice of Proposed Action, Express Terms* and *Initial Statement of Reasons*. A *public hearing* generally occurs during the public comment period or shortly after the close of the public comment period. The comment period may be no less than 45 days, if needed, a 15-day or additional 45-day public review period may follow the issuance of a new *Express Terms* document, to allow the public's review of amendments to the original proposed language as a result of public comment. The length of the additional public comment period will depend on the substance of the changes made after the initial public comments. Oral and/or written comments by the

public become part of the official record of the regulatory action. Oral and written comments may be submitted during a *public hearing* held by a state agency.

**Publication Date and Publication:** In relation to *Title 24 building standards*, it is the official date established by the *California Building Standards Commission (CBSC)*, when *adopted building standards* are in print form and available to the public. It is not the *effective date*, which is no less than 180 days from the publication date, or a later date set by the *CBSC* commissioners. It can be said that the publication date starts the 180-day clock counting down to the *effective date* of the new code provisions.

This minimum period of 180 days provides the building industry, design professionals, contractors, local government planners, building officials, plan reviewers and building inspectors the opportunity to become familiar with the new *building standards* helping to ensure compliance with the new *California Building Standards Code*. The exceptions to this rule include *adopted emergency building standards*, which are effective immediately upon filing with the Secretary of State, and administrative regulations *adopted* into the *California Administrative Code (California Code of Regulations, Title 24, Part 1)* which are effective 30 days after filing with the Secretary of State, and changes without regulatory effect (CWoRE) which also are effective 30 days after filing with the Secretary of State.

**Rulemaking File:** Refers to the documents required by state law when proposing the *adoption* or *approval* of a *state regulation*, including a *building standard*. The rulemaking file creates an official record of the process, actions taken and the public's involvement. The rulemaking file is required to be available for *public review*. It includes the *Notice of Proposed Action*, *Express Terms*, *Initial Statement of Reasons*, and *Final Statement of Reasons*, transcriptions or recordings of *public hearings*, and all received public comments. The *California Building Standards Commission* maintains a rulemaking file for each *adoption* or *approval* of building standards.

**State Adopting Agency:** A state adopting agency has authority to develop and conduct its own *public comment periods* and *hearings*, and to adopt its proposed *building standards*. Its adoptions must be submitted to the *California Building Standards Commission* for *approval* and *publication* in *Title 24*. The *CBSC* *commissioners'* authority to approve *adoptions* by state adopting agencies is limited to

verifying that the *adoption* process was carried out in compliance with the requirements of state law. The state adopting agencies are:

- California Energy Commission
- State Historical Building Safety Board
- Board of State and Community Corrections
- Department of Food and Agriculture
- State Librarian
- State Lands Commission
- California State Water Resources Control Board – Division of Drinking Water  
(See *Health and Safety Code* Section 116880)
- Department of Water Resources

**State Agency Abbreviations or Acronyms:** The *state adopting agency* and *state proposing agency* acronyms identify the state agency adopting or proposing a *model code* provision or a *California amendment* for a specific building occupancy, feature or equipment. The acronyms are shown in code text and in the *matrix adoption tables*. See our Guide to Title 24 for more information about state agency acronyms and how they identify the application of *Title 24* provisions. It is available at *CBSC's* website.

**State Proposing Agency:** The state proposing agencies have authority to develop and propose *building standards* to *California Building Standards Commission (CBSC)*. *CBSC* conducts the *public comment period(s)* and certain public meetings, and adopts the proposed *building standards* for *publication* in *Title 24*. The state proposing agencies are:

- Building Standards Commission
- Department of Housing and Community Development
- Division of the State Architect
- Office of the State Fire Marshal
- Office of Statewide Health Planning and Development
- Department of Consumer Affairs (and various boards therein)
- California Department of Public Health

**State Regulations:** The contents of the *California Code of Regulations*, Title 1 through Title 28, promulgated by agencies of the executive branch of state

government for the purpose of implementing, interpreting and carrying out the intent of state law. The Office of the State Fire Marshal, Division of the State Architect and the Department of Housing and Community Development are examples of state agencies that are charged by state law with the responsibility to develop state regulations that are *building standards* for *Title 24*. The *building standards* in *Title 24* are state regulations. For the purposes of our discussion about *Title 24*, the terms state regulations and *building standards* are synonymous.

**Statute:** A statute is a written law passed by a legislature generally at the state or federal level. Statutes set forth general intentions of law that courts apply to specific situations. Statutes are enacted to prescribe conduct, define crimes, create lesser governmental bodies, appropriate public monies, and in general to promote the public good and welfare. A statute may forbid a certain act, direct a certain act, make a declaration, or set forth governmental mechanisms to aid society. And in the case of the State of California, most often is enacted into law by signature of the governor.

**Supplement:** A page or pages containing the results of a *California Building Standards Commission (CBSC)* approved addition, amendment or repeal of building standards to an existing *Part of Title 24*. This includes rulemakings in an *intervening code adoption cycle*, *emergency building standards* and changes without regulatory effect (CWoRE). When *CBSC* publishes a recently adopted revision or addition to a current edition of a *part of Title 24*, replacement code pages are issued in the form of a supplement printed on blue paper. A supplement may be one or more pages in length as needed to provide replacement pages for a *part of Title 24*. Every page of the code with a change or addition is replaced in its entirety. A separate supplement is issued for each separate *part of Title 24* that is affected by the *approval* or *adoption* of *building standards*. Purchasers of *Title 24* are provided with a registration card or online registration to complete and submit to the publisher in order to receive supplements when they are published.

**Title 24:** The 24th title within the *California Code of Regulations*. Title 24 is reserved for *state regulations* that are *building standards* published by the *California Building Standards Commission*. Title 24 is given the name *California Building Standards Code*

by *Health and Safety Code* Section 18902, and is sometimes referred to as the State Building Standards Code.

**Triennial Code Adoption Cycle:** This refers to the code adoption cycle that occurs on a three-year interval to adopt a new edition of Title 24 based on new editions of model codes. The availability of new editions of the model codes initiates this process on dates established by the California Building Standards Commission resulting in the publication of a new California Building Standards Code. Otherwise, the process is similar to an intervening code adoption cycle.

## Chapter 8. Self-evaluation Quiz

The following quiz will provide an opportunity to reinforce your understanding of the application and use of Title 24. Answers are provided after the quiz questions.

Recommendations:

- To fully benefit from the quiz, complete it without looking at the answer sheet. Questions that you answer correctly will confirm your understanding of Title 24. Questions answered incorrectly will identify areas needing additional study.
- All questions may be answered from the information provided in this guide. However, it will be beneficial to have the 2019 California Building Code (CBC), Sections 1.2 through 1.14 available for additional reference and practice.

1. Title 24 is:
  - a. The 24<sup>th</sup> title within the California Code of Regulations
  - b. The 24<sup>th</sup> title within state law regarding building codes
  - c. A state law enacted by the California Legislature
  - d. Applicable to only state owned buildings
2. Title 24 applies:
  - a. Only where a city or county has not adopted a model code
  - b. Throughout the State of California and for all occupancies
  - c. Only to buildings subject to state inspection
  - d. Only to public school buildings and governmental buildings
3. The California Building Standards Commission is responsible for:
  - a. Conducting public meetings and hearings regarding proposed Title 24 provisions
  - b. Making proposed Title 24 provisions available to the public
  - c. Publishing adopted building standards for inclusion in Title 24
  - d. All of the above
4. Title 24 of the California Code of Regulations is given the name:
  - a. California Building Code
  - b. California Building Standards Law
  - c. California Building Standards Code
  - d. None of the above
5. The provisions of Title 24 are regulations that govern the design and construction of buildings, and are known as:
  - a. Statutory law
  - b. Building standards
  - c. Model codes
  - d. All of the above

6. Title 24 is divided into Parts, and Part 3 is the:
  - a. California Building Code
  - b. California Electrical Code
  - c. California Mechanical Code
  - d. California Plumbing Code
7. Some Parts of Title 24 are based on model codes. Those Parts will include Matrix Adoption Tables to identify:
  - a. Adopted model code provisions
  - b. Adopted California Amendments
  - c. Adopted model code provisions and California Amendments
  - d. Applicable state laws authorizing the adopted provisions
8. California Amendments within Title 24 are necessary:
  - a. To include requirements of state law
  - b. For compatibility with federal law or regulations
  - c. To remove conflict with state laws and between model codes
  - d. All of the above
9. The Building Standards Commission functions pursuant to a portion of the Health and Safety Code known as the:
  - a. California Building Standards Law
  - b. California Building Standards Code
  - c. California Government Code
  - d. California Building Code
10. The purpose for the provisions within the California Code of Regulations is:
  - a. To make state laws available to the public
  - b. To incorporate federal requirements within California law
  - c. To implement and carryout the intent of state law
  - d. All of the above
11. The California Code of Regulations includes regulations:
  - a. In Titles 1 through 28
  - b. From the Health and Safety Code
  - c. From the Government Code
  - d. All of the above
12. The state agencies responsible to developing building standards to be published in Title 24 include all the following except for:
  - a. State Fire Marshal
  - b. Department of Housing and Community Development
  - c. Division of the State Architect
  - d. Department of Motor Vehicles

13. The state agencies sometimes mark their California Amendments with an acronym. The agency acronyms, the agency's authority in law, and the application of the agency's adoptions may be found in sections of the first chapter or article of each part of Title 24. In Part 2, the 2019 California Building Code, which of these sections will provide information on adoptions by the Department of Housing and Community Development?
  - a. Section 1.8
  - b. Section 1.9
  - c. Section 1.10
  - d. Section 1.11
14. A California Amendment within Title 24 Parts 2, 3, 4 and 5 will be identified by:
  - a. Bold print
  - b. Underlined font print
  - c. Italic font print
  - d. Standard font print
15. The acronym used in the Matrix Adoption Tables by the Department of Housing and Community Development to identify adopted Title 24 provisions requiring accessibility within and about covered multifamily dwellings is:
  - a. HCD 1
  - b. HCD 1-AC
  - c. DSA-AC
  - d. CA
16. The acronym used within the Title 24 code text and Matrix Adoption Tables to identify adoptions by the Division of the State Architect relating to accessibility within and about public buildings and places of public accommodations is:
  - a. HCD 1-AC
  - b. DSA-SS/CC
  - c. DSA-AC
  - d. SFM or CA
17. The acronym used within the Title 24 text and Matrix Adoption Tables to identify adoptions by the Department of Housing and Community Development that may apply to hotels and motels is:
  - a. HCD 1
  - b. HCD 1-AC
  - c. DSA-AC
  - d. SFM

18. The acronym used within the Title 24 text and Matrix Adoption Tables to identify adoptions by the State Fire Marshal with fire and panic safety requirements that may apply to hotels, motels, apartments, and dwellings is:
  - a. HCD 1
  - b. HCD 1-AC
  - c. DSA-AC
  - d. SFM
  
19. While using the 2019 California Building Code (Part 2 of Title 24), if the reader is unfamiliar with the adoption jurisdiction of a state agency, the reader should refer to:
  - a. CBC Sections 1.2 through 1.14
  - b. The Government Code
  - c. The Matrix Adoption Tables
  - d. Any of the above
  
20. If a Matrix Adoption Table within the 2019 edition of Title 24, Part 2, were to show an adoption under the state agency acronym SLC, where can the reader learn of the jurisdiction of SLC?
  - a. CBC Section 101
  - b. Health and Safety Code Section 18930
  - c. CBC Section 1.14
  - d. Title 24, Part 1, Chapter 1, Article 4

Questions 21 through 31 are based on the Matrix Adoption Table for Chapter 10 of the 2019 California Building Code shown in part below.

**CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE  
CHAPTER 10 – MEANS OF EGRESS**

(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								
Adopt entire chapter	X							X	X													
Adopt entire chapter as amendeded (amended sections listed below)			X	X	X	X					X	X	X		X	X						
Adopt only those sections that are listed below								X														
Chapter / Section																						
1002.1			X																			
1003.1, not SFM exception								X														
1003.1						X																
1003.1.1										X												
1003.1.2											X	X										
1003.2			X																			
1003.3 Exc.			X																			
1003.3.1			X																			
1003.3.3.1			X																			
1003.3.4				X	X	X																
1003.5			X	X	X	X																
Table 1004.1.2			X																			
1004.3			X																			
1005.3.1			X																			
1005.3.2			X																			
1005.7.1			X																			
1005.7.2			X																			
1006.2.1			X																			
Table 1006.2.1			X																			
1006.2.2			X																			
1006.2.2.4			X																			
1006.2.2.6			X																			
1006.2.2.7			X																			

21. Which of the following agencies adopts Chapter 10 without amendment?
  - a. SFM
  - b. HCD 1
  - c. DSA-AC
  - d. BSC
  
22. Which of the following agencies makes no Chapter 10 adoption?
  - a. SFM
  - b. BSC
  - c. BSCC
  - d. HCD 1
  
23. Which of these state agencies has adopted the entire chapter and makes amendments?
  - a. HCD 1
  - b. DPH
  - c. BSC
  - d. DSA-SS

24. The State Fire Marshal has adopted:
- The entire chapter and amended sections 1002.1, 1003.2, and more
  - The entire chapter without amendment
  - Only the marked sections such as sections 1003.2, 1003.3 Exc., 1003.3.1, 1003.3.3.1, 1003.3.4 and 1003.5 1003.1, 1003.1.1, and 1003.3.4
25. Does Chapter 10 have any application in permanent buildings in mobilehome parks?
- No, because Title 24 does not apply to mobilehome parks
  - No, because it is not shown as adopted under the acronym HCD 1
  - Yes, because it is shown adopted under the acronym HCD 2
26. For application in hotels, motels, apartments and dwellings, the Department of Housing and Community Development has adopted the entire Chapter 10 and amended section:
- 1003.1
  - 1003.3.4
  - 1004.3
27. Which of the following may apply to an apartment building and require accessibility features?
- Section 1003.1, because it is shown as adopted under SFM
  - Section 1003.1, because it is shown as adopted by DSA-AC
  - Section 1003.1, because it is shown as adopted under HCD 1/AC
28. Which of the following sections is not adopted for accessibility requirements in a retail building?
- Section 1003.2, because SFM amended this section
  - Section 1002.1, because DSA-AC only adopts those identified amended sections
  - Section 1003.3.4, because it is adopted by HCD-1/AC
29. Based on the above Matrix Adoption Table alone, are the Section 1002.1 provisions for handrails applicable to a single-family dwelling?
- No, because the section is not adopted
  - Yes, because the entire chapter is adopted as amended under HCD 1
  - Yes, because the entire chapter is adopted under DSA-SS
30. Based on the above Matrix Adoption Table alone, if Section 1004.3 included accessibility requirements, would the requirements apply to a retail occupancy?
- No, because the section is not adopted under DSA-AC
  - Yes, because the entire chapter is adopted under DSA-SS
  - Yes, because the entire chapter is adopted with amendments under SFM

31. The entire Chapter 10 is adopted under DSA-SS. Thus, all DSA-SS adoptions in Chapter 10 apply to all multistory buildings.
- True, because DSA-SS adoptions are for structural safety
  - False, because DSA-SS does not adopt the chapter for multistory buildings
  - False, because DSA-SS applies to only specific buildings such as publicly funded schools

**Questions 32 through 35 are based on the 2019 California Building Code, Chapter 10 text shown below.**

**1009.8.1 System requirements.** Two-way communication systems shall provide communication between each required location and the fire command center or a central control point location *and* a central control point is not a constantly attended location, a two-way communication system shall have a timed automatic telephone dial-out capability to a monitoring location or 9-1-1. The two-way communication system shall include both audible and visible signals.

**1009.8.1.1 Visible communication method. [DSA-AC and HCD 1-AC]** *A button complying with Section 1138A.4 or Sections 11B-205 and 11B-309 in the area of refuge shall activate both a light in the area of refuge indicating that rescue has been requested and a light at the central control point indicating that rescue is being requested. A button at the central control point shall activate both a light at the central control point and a light in the area of refuge indicating that the request has been received.*

**1009.8.2 Directions.** Directions for the use of the two-way communication system, instructions for summoning assistance via the two-way communication system and written identification of the location shall be posted adjacent to the two-way communication system. Signage shall comply with *Chapter 11A, Section 1143A or Section 11B-703.5* requirements for visual characters.

32. Section 1009.8.1 is:
- Applicable to only high-rise buildings
  - A model code provision
  - A California Amendment exclusively
33. Subsection 1009.8.1.1 is:
- A model code provision
  - A California Amendment
  - Applicable to all buildings other than a hotel or apartment
34. Section 1009.8.1.1:
- Will apply where accessibility is required
  - Is not a California Amendment
  - Is adopted by the SFM so it applies in high-rise buildings

35. Section 1009.8.2 includes a California Amendment. To determine the state agency adopting the amendment, the code user:
- a. Should read the history notes provided with the 2019 California Building Code
  - b. May disregard the amendment because it applies to only state inspected buildings
  - c. Should refer to the Matrix Adoption Tables for CBC Chapter 10.

## Quiz Answers and Guide Location Reference

1. a Chapter 2
2. b Chapter 2
3. d Chapter 2
4. c Chapter 2
5. b Chapter 1
6. b Chapter 2
7. c Chapters 2 and 3
8. d Chapter 2
9. a Chapter 2
10. c Chapter 2
11. a Chapter 2
12. d Chapters 2 and 3
13. a Chapter 3
14. c Chapters 2 and 3
15. b Chapters 2 and 3
16. c Chapters 2 and 3
17. a Chapters 2 and 3
18. d Chapters 2 and 3
19. a Chapters 2 and 3
20. c Chapters 2 and 3
21. d In the Matrix Adoption Table, an "X" appears in the row "Adoption entire chapter" under BSC (Chapter 3).
22. c In the Matrix Adoption Table there is no "X" in the top three rows under BSCC, thus no adoption (Chapter 3).
23. a In the Matrix Adoption Table, an "X" appears in the HCD 1 column opposite "Adopt Entire Chapter as amended (amended sections listed below)". This means the chapter is adopted in whole and marked sections are amended (Chapter 3).
24. a In the Matrix Adoption Table, an "X" appears in the SFM (Acronym for Office of the State Fire Marshal) column opposite "Adopt Entire Chapter as amended (amended sections listed below)." An "X" appears for sections 1002.1, 1003.2, and others (Chapter 3).
25. c In the Matrix Adoption Table, an "X" appears in the HCD 2 column opposite "Adopt Entire Chapter as amended (amended sections listed below)." The acronym "HCD 2" identifies adoptions by HCD with application to permanent

buildings in mobilehome parks according to 2019 California Building Code Section 1.8.2.1.3 (Chapter 3).

26. b In the Matrix Adoption Table, an "X" appears in the HCD 1 column opposite "Adopt Entire Chapter as amended (amended sections listed below)." An "X" appears opposite Section 1003.3.4. The acronym HCD 1 applies to hotels, motels, apartments and dwellings according to 2019 California Building Code Section 1.8.2.1.1 (Chapters 2 and 3).
27. c In the Matrix Adoption Table, HCD 1A/C adopts the entire Chapter with amendments. The acronym HCD 1-AC identifies accessibility adoptions applicable to multifamily dwellings (Chapters 2 and 3 and 2019 CBC Section 1.8.2.1.2).
28. b In the Matrix Adoption Table, an "X" appears in the DSA-AC column opposite "Adopt only those sections that are listed below." The acronym DSA-AC identifies adoptions with accessibility requirements applicable to public buildings, public accommodations, commercial facilities and publicly funded housing (Chapter 3 and 2019 CBC Section 1.9).
29. b The agency with adoption jurisdiction for this subject is HCD. HCD 1 adoptions apply to single-family dwellings. The entire chapter is adopted as amended under HCD 1. DSA-SS adoptions do not apply to off-campus housing occupancies (Chapter 3).
30. a Accessibility in retail occupancies is within the adoption jurisdiction of DSA-AC. An "X" appears opposite "Adopt only those sections that are listed below" in the DSA-AC column. Section 1004.3 is not a listed section under DSA-AC (Chapter 3).
31. c DSA-SS adoptions apply to specific building uses including public school buildings as explained in Section 1.9.2 of the 2019 California Building Code (Chapter 3).
32. b Standard font print identifies the text as model code text (Chapters 2 and 3).
33. b The italic font print identifies the text as being a California Amendment (Chapters 2 and 3).
34. a Within the text, the state agency acronyms DSA-AC and HCD 1-AC are included. An experience code user will recognize that both acronyms relate to accessibility adoptions. Otherwise, the code user will need to read CBC Sections 1.2 through 1.14 to learn the meaning of the two acronyms.
35. c Whenever there is a California Amendment without a state agency acronym to identify the state agency adopting the amendment, the only way to determine the identity of the agency is to refer to the Matrix Adoption Table (Chapter 3).