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BUILDING INDUSTRY BULLETIN

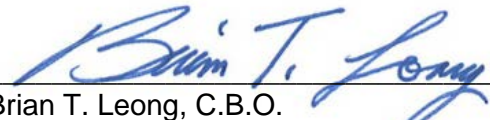
DATE: *July 26, 2016*

TO: *ARCHITECTS, ENGINEERS, GENERAL CONTRACTORS, and ASSOCIATIONS*

SUBJECT: **IMPLEMENTATION OF THE 2016 CALIFORNIA BUILDING STANDARDS CODE**

BULLETIN NUMBER: 16-01

FROM:



Brian T. Leong, C.B.O.
Building Official/Building and Safety Services Manager

On January 20, 2016, the California Building Standards Commission adopted the state amendment packages to the 2015 model codes, including the 2014 National Electrical Code. **The existing 2013 California Building Standards Code will expire December 31, 2016.** The existing 2013 California Building Standards Code contains the 2012 model codes (International and Uniform Codes), 2011 National Electrical Code, and 2013 California Energy Efficiency Standards and 2013 California Green Building Standards.

The newly adopted 2016 California Building Standards Code (CBSC) will become effective January 1, 2017. No extensions of the plan review period or period to issue a permit will be granted by the Building Official as outlined in Building Standards Bulletin 16-01 from the California Building Standards Commission. (see attached)

Permits for all projects approved under the current 2013 CBSC must be issued before December 31, 2016 or prior to the expiration of the plan review. All City Standard Plans must be updated to the new 2016 California Building Standards Code prior to the effective date of January 1, 2017. Permits shall not be issued until such time plans are in conformance to the new code provisions.

PROJECTS UNDER THE 2013 CALIFORNIA BUILDING STANDARDS

1. Existing Standard Plans under the 2013 California Building Standards Code

Construction permits (i.e., building, plumbing, mechanical, electrical) for each discipline may be issued for existing standard plans of established tracts. Permits issued no later than December 31, 2016, will be based on current standard plans on file and current code standards of the 2013 CBSC. Issued permits will remain in effect for 180 days from the date of issuance. If permits expire past the 180 days and no construction has commenced, they will become null and void and be subject to the 2016 CBSC.

If the applicant intends to submit in excess of five permits for any tract, the applicant must submit for purposes of timely processing no later than December 9, 2016.

2. All Other Plans

Proposed plans for specific buildings or structures consisting of commercial, industrial, multiple-family and custom single-family dwellings must be submitted for plan review no later than **December 26, 2016**. The proposed plan must be completed to the satisfaction of the Building Official. After completion of plan review, all required construction permits must be obtained within 180 days. No extensions of the plan review will be granted by the Building Official due to the effective changes in the State code standards. Required construction permits for each discipline (i.e., building, plumbing, mechanical, electrical) must be issued prior to expiration of the plan review.

BUILDING STANDARDS COMMISSION

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BUILDING STANDARDS INFORMATION BULLETIN 16-01

DATE: July 1, 2016

TO: LOCAL BUILDING OFFICIALS
INTERESTED PARTIES

SUBJECT: 2016 California Building Standards Code - Now Available

This bulletin provides information regarding the publication of the 2016 California Building Standards Code including the effective date and application, availability, enforcement responsibility, and significant organizational changes. Information concerning emergency building standards and filing requirements for local amendments is also addressed herein.

The 2016 California Building Standards Code, Title 24, California Code of Regulations (13 Parts) was published on or before July 1 and is now available.

Effective Date and Application of the 2016 California Building Standards Code

Jan. 1, 2017 is the statewide effective date, established by the California Building Standards Commission (CBSC), for the 2016 California Building Standards Code. All applications for a building permit that occur on or after Jan. 1, 2017 are subject to compliance with the 2016 Code.

The 2013 California Building Standards Code remains in effect and is applicable to all plans and specifications, for, and to the construction performed where the application for a building permit is received on or before Dec. 31.

Availability of the 2016 California Building Standards Code

The 2016 code may be purchased through the following publishers:

- International Code Council (ICC)
Online store: <http://shop.iccsafe.org/>
Email: order@iccsafe.org or ecodes@iccsafe.org
Telephone: ICC Store (800) 786-4452

- International Association of Plumbing and Mechanical Officials (IAPMO)
Online Store: www.iapm-membership.org
Email: publications@iapmo.org
Telephone: (909) 472-4208
- National Fire Protection Association (NFPA) / BNi Books
Online store: www.bnibooks.com
Telephone: (888) 264-2665

Enforcement Responsibility

The California Building Standards Code is the established minimum standard for the design and construction of buildings and structures in California. State law mandates that local government enforce Title 24 standards or approved local ordinances (see Amendment by Local Ordinance that follows).

Exceptions are building standards applicable to hospitals, state buildings, public schools and colleges that are subject to enforcement by state agencies. For detailed information regarding enforcement responsibilities, refer to Chapter 1, Division 1, commencing with Section 1.1, of the California Building Code, Part 2, Volume 1 of Title 24.

[Reference Health & Safety Code (HSC) Sections 17950, 17958.7, 17960, 18938, 18941.5,]

Amendment by Local Ordinance

Local ordinances that amend Title 24 building standards are subject to requirements of California law and must be enacted and filed for each edition of the California Building Standards Code. Ordinances generally must exercise more restrictive standards than the building standards approved/adopted by the commission. These amendments must be filed and accepted, as appropriate, with CBSC, the Department of Housing and Community Development or the State Historical Building Safety Board before they are enforceable at the local level.

The Local Code Ordinances page on the [CBSC website](http://www.bsc.ca.gov) (www.bsc.ca.gov/Rulemaking/LocalCodeOrdinances.aspx) has a number helpful resources including the 2016 edition of the *Guide for Local Amendments of Building Standards*, examples of ordinances that were filed in accordance with state law, and the updated *California Code Adoption for Local Jurisdictions* webinar.

[Reference Health & Safety Code (HSC) Sections 17950, 17958, 17958.5, 17958.7, 18938, 18941.5, and 18959]

Significant Organizational Changes to Title 24

The following identifies significant organizational changes in the 2016 edition of Title 24. For matters not listed here, please refer to the margin markings in the new publication, which identify deletions and additions to the code.

New banner: BSC-CG

As prescribed in Health and Safety Code (HSC) §18940.5, CBSC was directed, to the extent feasible, to reference or reprint green building standards (CALGreen) in the relevant portions of Title 24. In accordance with this mandate, CBSC proposed the new CALGreen banner, BSC-CG, in an effort to provide easy application clarification for code users. The banner has been included in the matrix tables throughout the code to indicate CALGreen application. The specific scope of application and enforcement may be found in chapter one of each code part.

Part 1 California Administrative Code (CAC)

A new section was added to the CAC in Article 4, Chapter 1, which identifies provisions for proposing state agencies to receive recommendations for developing green building standards from non-proposing state agencies that have expertise in green building in accordance with HSC §18930.5.

Part 2 California Building Code (CBC)

The 2016 CBC is based on the 2015 International Building Code (IBC). The provisions of Chapter 34 of the 2012 IBC were relocated to the 2015 International Existing Building Code (IEBC). Accordingly, California amendments effecting building standards for existing structures have been moved to the 2016 California Existing Building Code, Part 10, Title 24. A reference table for further clarification of these changes is available on the [CBSC website](http://www.documents.dgs.ca.gov/bsc/2015TriCycle/CrossRef-Table-CBCCh34-CEBC-P10-2016.xlsx.pdf) (www.documents.dgs.ca.gov/bsc/2015TriCycle/CrossRef-Table-CBCCh34-CEBC-P10-2016.xlsx.pdf).

Part 5 California Plumbing Code (CPC)

The 2016 CPC is based on the 2015 Uniform Plumbing Code (UPC). Several chapters in the 2015 UPC were reorganized, which include the following changes reflected in the 2016 CPC:

- Referenced standards formerly in Chapter 14 have been relocated to Chapter 17.
- Provisions regarding alternate water sources for nonpotable applications have been relocated from Chapter 15 to Chapter 16.

- Provisions regarding Nonpotable Rainwater Catchment Systems have been relocated from Chapter 17 to Chapter 16.

Part 10 California Existing Building Code (CEBC)

- The 2016 CEBC is based on the 2015 International Existing Building Code.
- As previously noted herein, California amendments effecting building standards for existing structures are now located in the 2016 CEBC. See the reference table on the [CBSC website](http://www.documents.dgs.ca.gov/bsc/2015TriCycle/CrossRef-Table-CBCCh34-CEBC-P10-2016.xlsx.pdf) (www.documents.dgs.ca.gov/bsc/2015TriCycle/CrossRef-Table-CBCCh34-CEBC-P10-2016.xlsx.pdf).
- Part 10 (and Part 8) is still located in the Part 2, Volume 2 binder.

Emergency Building Standards

The water conserving Emergency Building Standards that were adopted into the 2013 Code last summer are included in the 2016 Code. Those provisions affected Parts 1, 5 and 11 of Title 24. For more information about the Emergency Building Standards please refer to [Information Bulletin 15-04](#).

Questions or comments regarding the subject of this bulletin should be directed to this office at either (916) 263-0916, or via email at cbsc@dgs.ca.gov.

Sincerely,



Mia Marvelli
Executive Director