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Planning and Development Department
Jennifer Clark, AICP, Director

BUILDING INDUSTRY BULLETIN

EFFECTIVE DATE: September 14, 2022

TO: ARCHITECTS, ENGINEERS, GENERAL CONTRACTORS, and ASSOCIATIONS

SUBJECT: IMPLEMENTATION OF THE 2022 CALIFORNIA BUILDING STANDARDS CODE

FROM: *Charles Clark*
Chuck Clark, MBA, CBO
Building Official/Building and Safety Manager

POLICY:

On June 30, 2022, the California Building Standards Commission (CBSC) adopted the state amendment packages to the 2021 model codes, including the 2020 edition of NFPA 70 National Electrical Code (NEC). **The existing 2019 California Building Standards Code will expire December 31, 2022.** The existing 2019 California Building Standards Codes contain the 2018 model codes (International and Uniform Codes), 2017 National Electrical Code, and 2019 California Energy Efficiency Standards and 2019 California Green Building Standards.

Per CBSC Information Bulletin 22-01 (attached) the newly adopted 2022 California Building Standards Code (CBSC) will become effective January 1, 2023. No extensions of the plan review period or permit issuance periods will be granted by the Building Official as outlined in the Building Standards Bulletin 22-02 and 22-03 from the California Building Standards Commission (see attached).

Permits for all projects approved under the current 2019 CBSC must be issued before December 31, 2022, or prior to the expiration of the plan review. All City Standard Plans must be updated to the new 2022 CBSC prior to the effective date of January 2, 2023. Permits shall not be issued until such time plans are in conformance to the new code provisions.

PROJECTS CURRENTLY UNDER THE 2019 CALIFORNIA BUILDING STANDARDS

1. Existing Standard Plans under the 2019 California Building Standards Code

Construction permits, for established template plans, may be issued for locations within established tracts. Permits issued no later than December 31, 2022, will be based on these current standard plans on file and current code standards of the 2019 CBSC. Issued permits will remain in effect for 12 months from the date the date of issuance. If permits expire past the 1 year and no construction has commenced, they will become null and void and be subject to the 2022 CBSC.

The last date to submit for individual lot permits under these 2019 CBSC compliant plans is December 23, 2022; this will allow for timely processing prior to the expiration of the plans. Any submittal after this date will be on a case-by-case basis. Submittals that have not been granted clearances for issuance will be retained for 180 days, after which the submittals will be rejected.

2. Standard Plan Template submittals for compliance under the 2022 CBSC

New plan submittals for review and compliance under the 2022 CBSC may be submitted no sooner than on or after October 28, 2022. Once plans are approved, they will be allowed to be submitted for permitting, provided all site clearances have been granted, no sooner than January 1, 2023.

3. All Other Plans

Proposed plans for specific buildings or structures consisting of commercial, industrial, multi-family, and custom single-family dwellings (or additions/alterations thereto), must be submitted for plan review no later than December 23, 2022. The proposed plans must be completed, to the satisfaction of the Building Official, for review on compliance with the 2019 CBSC. After completion of the plan review, all required construction permits must be obtained within 180 days of the date on the corrections list. No extensions of the plan review will be granted by the Building Official, due to the effective changes in the State Code Standards. Permits issued prior to the plan check expiration will be good for 180 days (Commercial and Multi-Family) and 12 months (Residential). If no work has commenced the plans must be updated and resubmitted for compliance review under the 2022 California Building Standards.