

**REVISION RECORD
FOR THE STATE OF CALIFORNIA

EMERGENCY SUPPLEMENT**

Effective December 13, 2017

2016 Title 24, Part 10

California Existing Building Code

General Information:

1. This supplement provides emergency building standards that were made permanent pursuant to *Government Code*, Sections 11346.2 to 11347.3, adopted by the California Building Standards Commission on December 12, 2017, filed with Secretary of State and became effective December 13, 2017. The California Building Standards Commission issued Information Bulletin 17-07 announcing the certified and permanent adoption of emergency regulations.

Clarification: Emergency building standards become effective upon filing with Secretary of State after commission adoption. They remain in place and enforceable for only 180 days, pursuant to *Government Code*, Sections 11346.2 to 11347.3. For the emergency building standards to become a permanent adoption, the state agency initiating the emergency adoption must complete the required rulemaking process before the 180-day expiration date. The required process includes an opportunity for the public to review and comment on the initially adopted regulatory language of the building standard.

2. This supplement provides new or replacement blue supplement pages with building standards approved by the California Building Standards Commission on an emergency basis, now made permanent, for insertion in the *California Code of Regulations*, Title 24, Part 10 of the 2016 *California Building Code*. Existing Part 10 pages should be replaced by pages provided with this supplement. Instructions are provided below.
3. *Health and Safety Code*, Section 18938.5, establishes that only building standards in effect at the time of the application for a building permit may be applied to the project plans and construction. This rule applies to both adoptions of building standards for Title 24 by the California Building Standards Commission and local adoptions and ordinances imposing building standards.
4. Not all code text on the enclosed blue supplement pages is a new or amended building standard. New, amended, or repealed building standards are identified by margin symbols. An explanation of margin symbols is provided in the front of the code.
5. You may wish to retain the superseded material with this revision record so that the prior wording of any section can be easily ascertained.

Part 10

Remove Existing Pages

23 through 26

151 and 152

Insert Blue-Colored Pages

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proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration, repair or change of occupancy.

106.2.6 Exterior balconies and elevated walking surfaces. [BSC, DSA-SS, DSA-SS/CC, HCD 1, HCD 2] *Where the scope of work involves balconies or other elevated walking surfaces exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

[A] 106.3 Examination of documents. The code official shall examine or cause to be examined the submittal documents and shall ascertain by such examinations whether the construction or occupancy indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

[A] 106.3.1 Approval of construction documents. Where the code official issues a permit, the construction documents shall be approved in writing or by stamp as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the code official. The other set shall be returned to the applicant, shall be kept at the site of work, and shall be open to inspection by the code official or a duly authorized representative.

[A] 106.3.2 Previous approval. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been issued and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

[A] 106.3.3 Phased approval. The code official is authorized to issue a permit for the construction of foundations or any other part of a building before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

[A] 106.3.4 Deferred submittals. Deferral of any submittal items shall have the prior approval of the code official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the code official.

Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the code official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance to the

design of the building. The deferred submittal items shall not be installed until their deferred submittal documents have been approved by the code official.

[A] 106.4 Amended construction documents. Work shall be installed in accordance with the reviewed construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

[A] 106.5 Retention of construction documents. One set of approved construction documents shall be retained by the code official for a period of not less than the period required for retention of public records.

[A] 106.6 Design professional in responsible charge. Where it is required that documents be prepared by a registered design professional, the code official shall be authorized to require the owner or the owner's authorized agent to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner or the owner's authorized agent shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The code official shall be notified in writing by the owner or the owner's authorized agent if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

SECTION 107 TEMPORARY STRUCTURES AND USES

[A] 107.1 General. The code official is authorized to issue a permit for temporary uses. Such permits shall be limited as to time of service but shall not be permitted for more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

[A] 107.2 Conformance. Temporary uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

[A] 107.3 Temporary power. The code official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

[A] 107.4 Termination of approval. The code official is authorized to terminate such permit for a temporary use and to order the temporary use to be discontinued.

SECTION 108 FEES

[A] **108.1 Payment of fees.** A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

[A] **108.2 Schedule of permit fees.** On buildings, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the schedule as established by the applicable governing authority.

[A] **108.3 Building permit valuations.** The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work including materials and labor for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the code official, the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the code official. Final building permit valuation shall be set by the code official.

[A] **108.4 Work commencing before permit issuance.** Any person who commences any work before obtaining the necessary permits shall be subject to an additional fee established by the code official that shall be in addition to the required permit fees.

[A] **108.5 Related fees.** The payment of the fee for the construction, alteration, removal, or demolition of work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

[A] **108.6 Refunds.** The code official is authorized to establish a refund policy.

SECTION 109 INSPECTIONS

[A] **109.1 General.** Construction or work for which a permit is required shall be subject to inspection by the code official, and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

[A] **109.2 Preliminary inspection.** Before issuing a permit, the code official is authorized to examine or cause to be examined buildings and sites for which an application has been filed.

[A] **109.3 Required inspections.** The code official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.9.

[A] **109.3.1 Footing or foundation inspection.** Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready-mixed in accordance with ASTM C94, the concrete need not be on the job.

[A] **109.3.2 Concrete slab or under-floor inspection.** Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories, and other ancillary equipment items are in place but before any concrete is placed or floor sheathing installed, including the sub floor.

[A] **109.3.3 Lowest floor elevation.** For additions and substantial improvements to existing buildings in flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation documentation required in the *California Building Code* shall be submitted to the code official.

[A] **109.3.4 Frame inspection.** Framing inspections shall be made after the roof deck or sheathing, framing, fire blocking, and bracing are in place and pipes, chimneys, and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes, and ducts are approved.

109.3.4.1 Moisture content verification. [HCD] Moisture content of framing members shall be verified in accordance with the California Green Building Standards Code (CALGreen), Chapter 4, Division 4.5.

[A] **109.3.5 Lath or gypsum board inspection.** Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly.

[A] **109.3.6 Fire and smoke-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

[A] **109.3.7 Other inspections. [HCD, SFM]** In addition to the inspections specified above, the code official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws enforced by the *building official*.

Note: Residential buildings undergoing permitted alterations, additions or improvements shall replace noncompliant plumbing fixtures with water-conserving

plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a non-compliant plumbing fixture, types of residential buildings affected and other important enactment dates.

109.3.7.1 Weather-exposed balcony and walking surface waterproofing. [BSC, DSA-SS, DSA-SS/CC, HCD 1, HCD 2] Where the scope of work involves balconies or other elevated walking surfaces exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

Exception: [BSC, HCD 1, HCD 2] Where special inspections are provided in accordance with Section 1705.1.1, Item 3 of the California Building Code.

Exception: [DSA-SS, DSA-SS/CC] Where special inspections are provided in accordance with Section 1705A.1.1, Item 3 of the California Building Code.

[A] **109.3.8 Special inspections.** [HCD, SFM] Special inspections shall be in accordance with Chapter 17 of the California Building Code.

[A] **109.3.9 Final inspection.** The final inspection shall be made after work required by the building permit is completed.

[A] **109.4 Inspection agencies.** The code official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

[A] **109.5 Inspection requests.** It shall be the duty of the holder of the building permit or their duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for any inspections of such work that are required by this code.

[A] **109.6 Approval required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

**SECTION 110
CERTIFICATE OF OCCUPANCY**

[A] **110.1 Altered area use and occupancy classification change.** Altered areas of a building and relocated buildings shall not be used or occupied, and change in the existing use or occupancy classification of a building or portion thereof shall not be made until the code official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

[A] **110.2 Certificate issued.** After the code official inspects the building and does not find violations of the provisions of this code or other laws that are enforced by the Department of Building Safety, the code official shall issue a certificate of occupancy that shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the code official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy in accordance with the provisions of the California Building Code.
9. The type of construction as defined in the California Building Code.
10. The design occupant load and any impact the alteration has on the design occupant load of the area not within the scope of the work.
11. If fire protection systems are provided, whether the fire protection systems are required.
12. Any special stipulations and conditions of the building permit.

[A] **110.3 Temporary occupancy.** The code official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The code official shall set a time period during which the temporary certificate of occupancy is valid.

[A] **110.4 Revocation.** The code official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

**SECTION 111
SERVICE UTILITIES**

[A] **111.1 Connection of service utilities.** A person shall not make connections from a utility, source of energy, fuel, or power to any building or system that is regulated by this code for which a permit is required, until approved by the code official.

[A] **111.2 Temporary connection.** The code official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel, or power.

[A] **111.3 Authority to disconnect service utilities.** The code official shall have the authority to authorize disconnection of utility service to the building, structure or system reg-

SCOPE AND ADMINISTRATION

ulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 111.1 or 111.2. The code official shall notify the serving utility and, wherever possible, the owner or the owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 112 BOARD OF APPEALS

[A] 112.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

[A] 112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board shall not have authority to waive requirements of this code.

[A] 112.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

SECTION 113 VIOLATIONS

[A] 113.1 Unlawful acts. It shall be unlawful for any person, firm, or corporation to repair, alter, extend, add, move, remove, demolish, or change the occupancy of any building or equipment regulated by this code or cause same to be done in conflict with or in violation of any of the provisions of this code.

[A] 113.2 Notice of violation. The code official is authorized to serve a notice of violation or order on the person responsible for the repair, alteration, extension, addition, moving, removal, demolition, or change in the occupancy of a building in violation of the provisions of this code or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

[A] 113.3 Prosecution of violation. If the notice of violation is not complied with promptly, the code official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

[A] 113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the require-

ments thereof or who repairs or alters or changes the occupancy of a building or structure in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code shall be subject to penalties as prescribed by law.

SECTION 114 STOP WORK ORDER

[A] 114.1 Authority. Whenever the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

[A] 114.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

[A] 114.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 115 UNSAFE BUILDINGS AND EQUIPMENT

[A] 115.1 Conditions. Buildings, structures or equipment that are or hereafter become unsafe, shall be taken down, removed or made safe as the code official deems necessary and as provided for in this code.

[A] 115.2 Record. The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

[A] 115.3 Notice. If an unsafe condition is found, the code official shall serve on the owner, the owner's authorized agent or person in control of the structure a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe building to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the code official acceptance or rejection of the terms of the order.

[A] 115.4 Method of service. Such notice shall be deemed properly served if a copy thereof is delivered to the owner or the owner's authorized agent personally; sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with the return receipt requested; or delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's authorized agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

HISTORY NOTE APPENDIX CALIFORNIA EXISTING BUILDING CODE

Title 24, Part 10, California Code of Regulations

HISTORY:

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

1. (BSC 06/15, DSA-AC 02/15, DSA-SS 03/15, HCD 04/15, SFM 05/15) - Adopt the 2015 edition of the *International Existing Building Code* published by the International Code Council, for incorporation into the 2016 *California Existing Building Code*, CCR Title 24, Part 10 with amendments for State regulated occupancies, effective on January 1, 2017.
2. Errata to correct editorial errors within the preface as well as throughout the various chapters in this code. Effective January 1, 2017.
- || 3. Rulemaking file numbers BSC EF 01-17, HCD EF 01-17: Emergency regulations amend Sections 101.8, 106.2.6 and 109.3.7.1. Approved as an emergency on January 27, 2017, effective upon filing with Secretary of State on January 30, 2017.
- || 4. Rulemaking file number DSA-SS/CC EF 01-17: Emergency regulations amend Sections 1.9.2.1, 1.9.2.2, 101.8.1, 106.2.6 and 109.3.7.1. Approved as an emergency on January 27, 2017, effective upon filing with Secretary of State on January 30, 2017.
- || 5. Rulemaking file numbers BSC EF 01-17, HCD EF 01-17: Emergency regulations amend Sections 101.8, 106.2.6 and 109.3.7.1. The supplement provides emergency building standards that were made permanent pursuant to *Government Code* Sections 11346.2 to 11347.3 adopted by the California Building Standards Commission on December 12, 2017, effective upon filing with Secretary of State on December 13, 2017. Only the amended sections, resulting from change during the certification process, are published in this supplement.
- || 6. Rulemaking file number DSA-SS/CC EF 01-17: Emergency regulations amend Sections 1.9.2.1.1, 1.9.2.2.1, 101.8.1, 106.2.6 and 109.3.7.1. The supplement provides emergency building standards that were made permanent pursuant to *Government Code* Sections 11346.2 to 11347.3 adopted by the California Building Standards Commission on December 12, 2017, effective upon filing with Secretary of State on December 13, 2017. Only the amended sections, resulting from change during the certification process, are published in this supplement.



Top Tools for Safer Existing Buildings

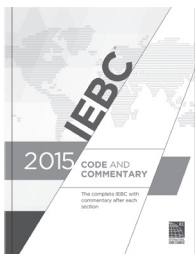


FROM ICC AND SEAOSCI!
Design Guide, Volume 1: City of Los Angeles Mandatory Earthquake Hazard Reduction in Existing Non-Ductile Concrete Buildings (NDC)
Discusses and demonstrates methodologies for the seismic evaluation and strengthening of existing non-ductile concrete buildings. In this

guide you will find a collection of practical advice, guidance on implementing current evaluation and retrofit methodologies, summaries of relevant and useful reference materials, and detailed examples. Additional insights are given based on the latest available research and next-generation standards development work. Extensive commentary is provided and various approaches are presented to address this challenging subject.

The design guide was written for use with the 2017 City of Los Angeles Building Code based on the 2015 *International Building Code* and ASCE 41-13. It is an excellent resource for practicing professional engineers, architects, building officials, academics, and students evaluating this type of structure.

SOFT COVER #9659S1 | PDF DOWNLOAD #8950P767



CODE AND COMMENTARY IN ONE!
2015 IEBC Code and Commentary
This insightful reference contains the complete text of the *International Existing Building Code* plus expert commentary printed after each code section. The Code and Commentary is an ideal go-to reference for effective design, construction and inspection.

Features:

- All text, tables and figures from the IEBC
- Expert technical commentary printed after each code section
- Suggestions for effective application

SOFT COVER #3560S15 | PDF DOWNLOAD #8756P15



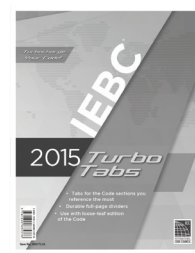
FROM ICC AND SEAOSCI!
Design Guide, Volume 2: City of Los Angeles Mandatory Earthquake Hazard Reduction in Existing Wood-Frame Buildings with Soft, Weak or Open-Front Walls (SWOF)
Provides an example and detailed commentary for the seismic strengthening of existing wood-frame

buildings with soft, weak or open-front (SWOF) wall lines subject to the recently passed mandatory Los Angeles Ordinance. The design example in this guide demonstrates a prescriptive, ordinance-based retrofit approach for a typical open-front wall line. Following this example, a demonstration is given showing how FEMA P807 could be used to design a retrofit for the same example building.

Commentary in the guide discusses challenges inherent in this type of retrofit including: lateral force-resisting system selection, shear transfer detailing, and existing material capacities. Additionally, capacity-based design concepts are presented to provide creative solutions for buildings with unique challenges. Scope, responsibilities of the design professional, and other topics are discussed in great detail to further aid the design professional and provide a clearer understanding of the requirements of the Ordinance.

This design guide was written for use with the 2014 City of Los Angeles Building Code based on the 2012 *International Building Code* and ASCE 7-10. The guide is an excellent resource for practicing professional engineers, architects, building officials, academics, and students evaluating buildings using SWOF.

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