



# CITY *of* CLOVIS

## PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

### **BUILDING INDUSTRY BULLETIN**

**October 11, 2019**

**TO:** Architects, Engineers, Contractors, Developers and Associations.

**SUBJECT:** 2019 Code Implementation and Permit Policy

**BULLETIN NUMBER: 2019-2**

**FROM:**   
Douglas Stawarski  
Building Official

On June 24, 2019, the California Building Standards Commission adopted the state amendment packages to the 2018 model codes, including the 2017 National Electrical Code. The existing 2016 California Building Standards Code will expire December 31, 2019. The existing 2016 California Building Standards Code contains the 2015 model codes (International and Uniform Codes, 2014 National Electrical Code, and 2016 California Energy Efficiency Standards and 2016 California Green Building Standards.

The newly adopted 2019 California Building Standards Code (CBSC) will become effective January 1, 2020. No extensions of the plan review period or permit issuance period will be granted by the Building Official as outlined in Building Standards Bulletin 19-03 and 19-04 from the California Building Standards Commission (see attached)



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In Accordance with California Building Standards Commission Information Bulletin  
19-04

All applications for a building permit submitted on or after January 1, 2020 are subject to compliance with the 2019 California Building Standards Code.

The 2016 California Building Standards Code remains in effect and is applicable to all plans and specifications for, and to construction performed where the application for a building permit is received **on or before December 31, 2019.**

**BUILDING STANDARDS COMMISSION**

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## **CALIFORNIA BUILDING STANDARDS COMMISSION INFORMATION BULLETIN 19-03**

**DATE:** May 23, 2019

**TO:** LOCAL BUILDING DEPARTMENTS  
STATE AGENCIES AND DEPARTMENTS  
CBSC INTERESTED PARTIES

**SUBJECT:** AB 2913 (Chapter 655, Statutes of 2018) and Conflicts With the  
California Building Standards Code, Title 24

The purpose of this information bulletin is to alert local building departments, state agencies and departments, and interested parties of new requirements in the California Health & Safety Code (HSC) relating to local jurisdictional permit issuance and the duration of time that issued permits remain valid.

### **Background**

HSC Section 18938.5 contains a number of requirements, including that a local ordinance adding or modifying building standards for residential occupancies applies only to an application for a building permit, plans, specifications for, and the construction performed under that permit. One of the exceptions to this provision is a permit that is subsequently deemed expired due to work not commenced within 180 days from the date of the permit, or the permittee abandoned the work authorized by the permit.

Assembly Bill AB 2913, Wood (Chapter 655, Statutes of 2018), which became effective January 1, 2019, amended HSC Section 18938.5 (b)(2)(B) by changing the exception relative to the permit expiration time period from 180 days to 12 months. The legislation also added HSC Section 18938.6 to provide that every permit shall remain valid if the work on the site authorized by the permit is commenced within 12 months after its issuance; the exception being where the permittee has abandoned the work authorized by the permit. Furthermore, this new law authorizes the permittee to request extension of the permit, and the building official may grant in writing one or more extensions in increments not exceeding 180 days.

## **Enforcement Precedence**

These changes in law have created a conflict with the commencement of work permit expiration requirements within the administrative provisions found in Chapter 1, Division II in a number of parts of Title 24. The affected Title 24 Parts are 2, 2.5, 4, 5 and 9. Please be aware of this conflict with commencement of work and that the provisions of law contained in HSC Sections 18938.5 and 18938.6 take precedence over these administrative building standards relevant to permit expiration.

These HSC sections however, do not address the time period where work is considered suspended or abandoned. This matter is addressed in the above Title 24 Parts. In jurisdictions that adopt and enforce Section 105.5 of Chapter 1, Division II, California Building Code, Part 2, Title 24, California Code of Regulations, this period is specified as 180 days of work suspension or abandonment. This provision of Section 105.5 does not conflict with the HSC sections noted above, and the 180-day reference is applicable in determining the time period for work suspension or abandonment.

In order to address this conflict and determine a resolution, CBSC staff will be consulting with affected state agency representatives on an effective means to resolve the conflict in Title 24.

## **Local Government Amendments**

Local ordinances modifying or changing Title 24 building standards are subject to requirements of California law and must be filed with the appropriate state agency for each edition of the California Building Standards Code.

The [Local Code Ordinances](#) page on CBSC's website has a number of helpful resources, including the [Guide for Local Amendments of Building Standards](#), ordinances received by CBSC for filing in accordance with state law, and the California Code Adoption for Local Jurisdictions webinar.

If you have any questions concerning this matter, please contact our office at

(916) 263-0916 or email your inquiry to [cbsc@dgs.ca.gov](mailto:cbsc@dgs.ca.gov).



Mia Marvelli  
Executive Director

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## CALIFORNIA BUILDING STANDARDS COMMISSION INFORMATION BULLETIN 19-04

**DATE:** June 24, 2019

**TO:** LOCAL BUILDING DEPARTMENTS  
STATE AGENCIES AND DEPARTMENTS  
CBSC INTERESTED PARTIES

**SUBJECT:** 2019 California Building Standards Code – Now Available

This bulletin provides information regarding the publication of the 2019 California Building Standards Code, including the effective date and application, availability and enforcement responsibility. Information concerning emergency building standards is also addressed herein.

The 2019 California Building Standards Code, Title 24, California Code of Regulations (Title 24) will be published on or before July 1, 2019 and is now available for purchase.

### **Effective Date and Application of the 2019 California Building Standards Code**

January 1, 2020 is the statewide effective date established by the California Building Standards Commission (CBSC) for the 2019 California Building Standards Code. In accordance with California Health and Safety Code, Section 18938.5, all applications for a building permit submitted on or after January 1, 2020 are subject to compliance with the 2019 California Building Standards Code. CBSC [Information Bulletin 19-03](#) issued May 23, 2019 provides valuable information relative to permit issuance and the time duration of permits.

The 2016 California Building Standards Code remains in effect and is applicable to all plans and specifications for, and to construction performed where the application for a building permit is received on or before December 31, 2019.

## Availability of the 2019 California Building Standards Code

The 2019 edition of Title 24 may be purchased from the following publishers:

- International Code Council (ICC)  
[ICC Online Store: shop.iccsafe.org](http://shop.iccsafe.org)  
Telephone: ICC Store (800) 786-4452
- International Association of Plumbing and Mechanical Officials (IAPMO)  
[IAPMO Online Store: www.iapm-membership.org](http://www.iapm-membership.org)  
Telephone: (909) 472-4208
- National Fire Protection Association (NFPA)  
[NFPA Online Store: www.nfpa.org](http://www.nfpa.org)  
Telephone: (800) 344-3555

## Enforcement Responsibility

Title 24 is the minimum standard established in law for the design and construction of buildings and structures in California. State law mandates that local government enforce these regulations, or local ordinances with qualified reasonably necessary and generally more restrictive building standards than provided in the California Building Standards Code.

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.

References in law pertaining to enforcement responsibility include but are not limited to Health and Safety Code Sections 17950, 17958.7, 17960, 18938 and 18941.5. Additional information may be found in CBSC's guide *[It's your Building Department](#)* which was developed to help elected officials and executive managers of city and county governments understand the responsibilities of their building department that are established in state law.

## 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 Title 24. 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. CBSC's [Information Bulletin 19-05](#), being issued shortly, contains additional information and resources to assist local jurisdictions with the local ordinance filing requirements.

References in law pertaining to local ordinance adoption include but are not limited to Health and Safety Code Sections 13143.5, 17950, 17958, 17958.5, 17958.7, 18938, 18941.5 and 18959. The [Local Code Ordinances webpage](#) on CBSC's website has a number helpful resources including the 2019 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.

## **Significant Changes to Title 24**

Following are some significant changes in the 2019 edition of Title 24. For matters not listed here, please refer to the margin markings in the new publication, which identify deletions from and additions to the code.

- **Part 1 California Administrative Code (CAC)**

The 2019 CAC, Chapter 1 was amended by CBSC to include requirements for filing and the processing of appeals and petitions, a new section to address certification of delegation of authority, new provisions to address the readoption of emergency building standards, and a new requirement for state adopting agency submittals. Additionally, the Office of Statewide Health Planning and Development (OSHPD) added new definitions and abbreviations for seismic performance categories to Chapters 6 and 7.

- **Part 2 California Building Code (CBC)**

The 2019 CBC is based on the 2018 International Building Code (IBC). OSHPD relocated its remaining provisions from Chapter 34A pertaining to existing structures to the 2019 California Existing Building Code (CEBC), Part 10, Title 24.

- **Part 5 California Plumbing Code (CPC)**

The 2019 CPC is based on the 2018 Uniform Plumbing Code (UPC). Chapters 15 and 16, pertaining to alternate water sources and rainwater catchment, in the 2018 UPC were significantly reorganized, specific to alternative water sources for non-potable applications and rainwater catchment systems. Amendments have been made to address the reorganization of the model code.

- **Part 10 California Existing Building Code (CEBC)**

The 2019 CEBC is based on the 2018 International Existing Building Code. Chapters 3 and 4 pertaining to all compliance methods and prescriptive compliance methods were significantly reorganized, therefore it was necessary for the various state agencies that adopt and amend those chapters to propose amendments accordingly. As previously noted herein, the remainder of the California amendments affecting building standards for existing structures are now located within the 2019 CEBC.

Note: In previous publications the California Historical Building Code (Part 8) and the CEBC (Part 10) were made available in the back of the CBC Volume 2 binder. The 2019 California Building Standards Code publication combined Parts 8, 10 and 12 (the California Referenced Standards Code) into one binder in an effort to make the codes more user-friendly and manageable.

## **Emergency Building Standards**

Emergency building standards were adopted into the 2016 California Building Standards Code and carried forward to the 2019 California Building Standards Code as follows:

- **The Office of Statewide Health Planning and Development (OSHPD)**

Emergency building standards contained in rulemaking file number OSHPD EF 01/18 will allow hospitals to apply for seismic safety upgrade extensions pursuant to AB 2190 (Chapter 673, Statutes of 2018). AB 2190 authorizes OSHPD to promulgate emergency regulations.

OSHPD proposed emergency administrative standards for the 2016 California Administrative Code, Part 1, Title 24, California Code of Regulations. These regulations were carried forward to the 2019 California Administrative Code, Part 1, Title 24, California Code of Regulations with additional modifications to align with changes related to new acronyms OSHPD 1R and 5, describing the types of facilities that each acronym applies, were added throughout the 2019 edition of the California Building Standards Code.

- **The Department of Housing and Community Development (HCD)**

Emergency building standards contained in rulemaking file number HCD EF 01/18 modify both the California Building Code and the California Residential Code by adding appendix chapters for local adoption to address emergency shelter housing.

Pursuant to AB 932 (Chapter 786, Statutes of 2017) HCD created emergency regulations via appendix chapters to create a consistent and available source of information by which local agencies may develop emergency housing or shelter ordinances, and to provide consistent standards for HCD to perform its review of local jurisdiction emergency shelter housing ordinance provisions. See the information bulletin issued by HCD at the following link: [HCD Information Bulletins](http://hcd.ca.gov/information-bulletins.shtml) <http://hcd.ca.gov/information-bulletins.shtml>. Upon arrival at the HCD website, select the State Housing Law accordion, select *Information Bulletin 2018-05 (SHL, FBH, CM) – Emergency Housing - Permanent Adoption of Emergency Regulations Effective December 7, 2018 for 2016 California Building Code and 2016 California Residential Code*.

Questions or comments regarding the subject of this information bulletin should be directed to this office at either (916) 263-0916 or [email CBASC](mailto:cbasc@hcd.ca.gov).



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