



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3884

SIGNIFICANT CHANGES TO THE CALIFORNIA BUILDING CODE 2016

This information was gleaned from a CALBO class presented in November 2016. It is a summary of the 299 page text and 6 hour course. It does not, of course, include every change, nor is it intended to be exhaustively detailed. This is a summary of some commonly used sections only.

This code becomes effective on January 1, 2017. All substantially completed plans submitted to the Community Development Department by end of business day on December 29, 2016, will be evaluated under the 2013 California Building Codes.

Section 1.1.7.3.1 Application of the CBC vs CRC. While past Code Editions allowed the use of sections of either book, the new code states that one must decide to use either one or the other. No longer can a designer start with the CRC and then pull sections from the CBC. It is completely either or.

Section 101.2 Exempt Residential Accessory Structures. Prior Codes have limited accessory structures; barns, garages, to two stories and 1,000 sq. ft. The new CRC eliminates the sq. ft. restriction and the CBC increases the height to three stories. Local jurisdiction restrictions on height and lot coverage still apply. This means that the CRC allows for a larger garage than does the CBC. (See Sec. 406.3.1 below.)

Section 111.1 Change of Use or Occupancy. The new Code requires a Certificate of Occupancy if there is a change of use even if the occupancy classification remains the same. Example; A Group B office building changes to a Group B ambulatory care facility. Since the later requires additional fire and life-safely safeguards, a C of O is now required.

Section 305.2.1 Day Care Within Places of Religious Worship. The restriction against nonlicensed daycare functions as part of the primary occupancy has been lifted. The old requirements for fire barriers and separate occupancy assignments are gone.

Section 310.5 Group R-3 Lodging Houses. These are now specifically defined in Chapter 2, with specific caveats. Section 310.5.2 stipulates that Owner occupied lodging houses (Bed & Breakfast) with five or fewer guestrooms are considered R-3 (residential dwelling) occupancy. However, if the owner or an agent does not occupy the property, it contains more than 5 guestrooms (bedrooms) and is used for transient occupancy (short-term vacation rentals) then it is considered an R-1 hotel occupancy. As such, ADA and Fire requirements now must be installed as if it were a hotel/motel, and the change of use requires a Certificate of Occupancy.

Section 311.1.1 Classification of Accessory Storage Spaces. Storage rooms less than 100 square feet are now classified as the same occupancy as the building to which they are accessory, rather than as Group S.

Section 406.3.1 Private Garage Floor – Area Limitation. The CBC has allowed private garages to be no more than 1,000 sq. ft. in the past. Now that limit is 3,000 sq. ft. (CRC regulation is different, see Section 102.2 above.)

Section 420.7 Construction Waste Management. The percentage of non-hazardous construction waste has gone from 50% to 65%, making it consistent with the 2016 CalGreen Code.

Section 420.9 Electric Vehicle Charging Stations. Newly constructed R-2 and R-3 buildings shall be provided with an infrastructure to facilitate the future installation of electric vehicle charges. The “infrastructure” referred to is a 1” conduit and space in the main electric panel adequate to accommodate a 40 – 80 amp breaker. The amp range is due to the differences in types and manufacturers of charges.

Section 503 General Building Height and Area Limitations. These provisions have been extensively revised. The limiting values in table 503 of the 2013 Code have been divided into 3 tables. The impact of this, and other changes are extensive and in too much detail to fully cover in this summary.

Section 1607.12.5 Photovoltaic Panel Systems. Changes to this and four subsections thereof require more specific information regarding a given roofs structural ability to support the weight of the system. Also see **Section 1613.6** regarding ballasted (weighted rather than mechanically attached) PV systems.