



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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## 2016 California Building Code Changes

The following code changes will become effective on January 1, 2017.

CODE SECTION	REQUIREMENT/CHAPTER
<b>Section 202 (New definitions)</b>	<b>CHAPTER 2</b>
	<p><b>Adjusted Construction Cost</b>, All costs directly related to the construction of a project, including labor, materials, equipment, services, utilities, contractor financing, contractor overhead and profit, and construction management costs. The costs shall not be reduced by the value of components, assemblies, building equipment or construction not directly associated with accessibility or usability. The adjusted construction cost shall not include project management fees and expenses, architectural and engineering fees, testing and inspection fees, and utility connection or service district fees.</p>
	<p><b>Congregated Living Health Facility (CLHF)</b>, means a residential home with a capacity, except as provided in paragraph (3), of no more than 12 beds, that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of service specified in paragraph (1). The primary need of congregate living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, extended, or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities.</p>
	<p><b>Covered Multi-family Dwellings</b>, "Covered multi-family dwellings" means either of the following: Buildings that consist of at least four condominium dwelling units or at least three apartment dwelling units if the buildings have at least one elevator.</p> <p>The ground floor dwelling units in buildings that consist of at least four condominium dwelling units or at least three apartment dwelling units if the building does not have an elevator.</p> <p>Covered multi-family dwellings include dwellings listed in Section 1102A.1. For purposes of this definition, dwelling units within a single structure separated by firewalls do not constitute separate buildings.</p>

**Covered Multi-family Dwellings**, "Covered multi-family dwellings" means either of the following:

1. Buildings that consist of at least four condominium dwelling units or at least three apartment dwelling units if the buildings have at least one elevator.
2. The ground floor dwelling units in buildings that consist of at least four condominium dwelling units or at least three apartment dwelling units if the building does not have an elevator.
3. Covered multi-family dwellings include dwellings listed in Section 1102A.1. For purposes of this definition, dwelling units within a single structure separated by firewalls do not constitute separate buildings.

## USE AND OCCUPANCY CLASSIFICATIONS – CHAPTER 3:

### Commercial Kitchen Classification

New classification for food processing establishments and commercial kitchens that are NOT associated with a restaurant [304.1, 306.2]

- If less than 2,500 sq. ft., they shall be classified as a Group B Occupancy.
- If larger than 2,500 sq. ft., they shall be classified as a Group F-1 Occupancy.
- Regardless of size, commercial kitchens that are associated with restaurants are classified as Group A-2 Occupancies.

**Group E, day care facilities;** Added Section 305.2.1, **within places of religious worship.** Rooms and spaces within places of religious worship providing such day care during religious functions shall be classified as part of the primary occupancy where not licensed for day care purposes by the Department of Social Services.

**Section 420.9 Electric vehicle (EV) charging for new construction.** Newly constructed Group R-2 and R-3 buildings shall be provided with an infrastructure to facilitate future installation and use of electric vehicle (EV) chargers in accordance with the California Green Building Standards Code (CALGreen), Chapter 4, Division 4.1.

**Section 435.4 Type of construction provisions.** Group R-2.1 occupancies are not permitted in non-fire resistance-rated construction; see Health and Safety Code Section 13131.5.

The following new sections have been added:

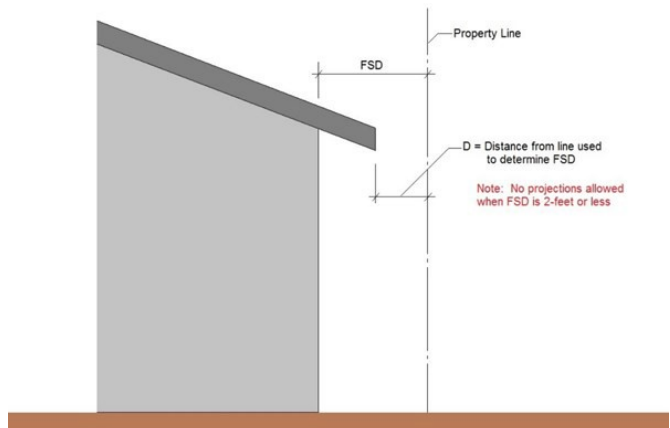
- **Section 439;** Road tunnels, bridges, and other limited access highways.
- **Section 440;** Horse racing stables.
- **Section 441;** Pet kennels.
- **Section 442;** Combustion engines and gas turbines.
- **Section 443;** Fixed guideway transit and passenger rail systems.

**Section 705 Exterior Wall Projections** – Projections from exterior walls of buildings are required to observe a greater Fire Separation Distance when exterior walls are located more than 3-feet from a property line [Table 705.2].

TABLE 705.2 MINIMUM DISTANCE OF PROJECTION	
FIRE SEPARATION DISTANCE (FSD)	MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD
0 feet to 2 feet	Projections not permitted
Greater than 2 feet to 3 feet	24 inches
Greater than 3 feet to less than 30 feet	24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof
30 feet or greater	20 feet

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm.

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**Section 907.2.11.8 Smoke alarms and smoke detectors specific locations requirements.** The installation of smoke alarms and smoke detectors shall comply with Section 29.8.3.4.

Chapter 10 has been rearranged, and some provisions have been merged together. Most egress provisions remain essentially the same. Important changes affecting:

- Delayed egress
- 2-way communication
- Locks on “Main Exits”

**Section 1010.1.10 Panic and Fire Hardware** – Electrical rooms with equipment rated **800 amperes or more** and over 6 feet wide, and that contain over-current devices, switching devices or control devices with exit or exit access doors, shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

**Chapter 11B Accessibility to Public Buildings** – Existing Buildings and Facilities.

**Section 11B-202.4** Path of travel requirements in alterations, additions and structural repairs.

**Exception 2:** If the following elements of a path of travel have been construction or altered in compliance with the accessibility requirements of the immediately preceding edition of the California Building Code, it shall not be required to retrofit such elements to reflect the incremental changes in this code solely because of an alteration to an area served by those elements of the path of travel.

**Exception 8:** In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

**#3.** At least one accessible restroom for each sex or one accessible unisex **(single-user or family)** restroom.

**#10.** Alterations solely for the purpose of installing electric vehicle charging stations (EVCS) at facilities where vehicle fueling, recharging, parking or storage is a primary function shall comply with Section 11B-202.4 to the maximum extent feasible without exceeding 20 percent of the cost of the work directly associated with the installation of EVCS.

Alterations solely for the purpose of installing EVCS at facilities where vehicle fueling, recharging, parking or storage is not a primary function shall not be required to comply with Section 11B-202.4

**Section 11B-221.2 Wheelchair spaces** – Note: When wheelchair spaces are not occupied by persons eligible for those spaces, individual, removable seats may be placed in those spaces.

**Section 11B-228.3** Electric vehicle charging stations sections have been added, and Table 11B-228.3.2.1.

**Section 11B-505.2.1 Orientation has been added** – The orientation of at least one handrail shall be in the direction of the stair run, perpendicular to the direction of the stair nosing, and shall not reduce the minimum required width of the stair.

**Section 11B-812** Accessible parking for electric vehicle charging stations sections have been added, including path of travel, marking, access aisle and sign identification.