

Chapter 12-1 ADMINISTRATION

Title

Sec. 12-1-100. *The provisions contained in this part shall be known as the California Referenced Standards Code of the California Building Standards Code as defined in Section 18910, Health and Safety Code, may be cited as such and are referred to hereafter as "these regulations". "these building standards" or "this Code."*

Purpose

Sec. 12-1-101. *To provide minimum test standards for materials required by the California Building Standards Code.*

Scope

Sec. 12-1-102. *These test standards shall apply to materials and/or equipment required for the construction, alteration, moving, demolition, repair, and use of any building within the authority of any state agency.*

Non-Building Standards Orders and Regulations

Sec. 12-1-103

Order Of Precedence and Use

Sec. 12-1-104

- (a) **General.** *In the event of any differences between these building standards and the standard reference documents, the text of these building standards shall govern. Where a specific provision varies from a general provision, the special provision shall apply.*
- (b) **Fire Codes.** *Nothing in these building standards shall diminish the requirements of the State Fire Marshal.*

Application

Sec. 12-1-105. *The test standards listed herein identify the adopting agency and statutory authority for each adoption.*

- (a) *The only portions of the UBC that are included by the California Building Code are identified in the adoption tables in each chapter. Buildings, premises, sites, and structures within the scope or jurisdiction of any State adopting agency shall be made to conform to the provisions of this Code, but only to the extent the adopting agency has been granted the authority by the State Legislature to regulate these buildings, premises, sites, and structures.*
- (b) **Adopting Agency.** *An "adopting agency" is a state agency, excluding an agency in the judicial or legislative departments of the state government, that is responsible for the administration of a program and that has promulgated, adopted and submitted to the Commission for its approval proposed building standards for such programs. "Adopting agency" may include boards, commissions, committees, departments, divisions, officers, offices, and other subdivisions of State Government. All building standards, if intended to promote fire and panic safety, must have written approval of the State Fire Marshal pursuant to Section 18930, Health and Safety Code.*
- (c) *The agencies listed in the adoption table at the beginning of each chapter or appendix of this Code; the specific scope of application of the Code provisions or building standards adopted by each agency; the enforcing agency responsible for enforcement; and the specific statutory authority of each agency to adopt and enforce such provisions or building standards of this Code, unless other statutory authority is specifically cited under a specific adoption table; are as follows:*

1. AGR – California Department of Food and Agriculture.

Application - Dairies and places of meat inspection.

Enforcing Agency - Department of Food and Agriculture.

Authority Cited - Agriculture Code Sections 18735, 19384, 33481 and 33731.

Reference - Agriculture Code Sections 18735, 19384, 33481 and 33731.

2. BOC – Board of Corrections.

Application - Local detention facilities.

Enforcing Agency - Board of Corrections.

Authority Cited - Penal Code Section 6030.

Reference - Penal Code Section 6030.

3. BSC – California Building Standards Commission.

Application - State building and sites (all Occupancies) Buildings constructed by the Trustees of the California State University and Colleges and the Regents of the University of California where no state agency has the authority to adopt building standards applicable to such buildings.

Enforcing Agency - State or Local agency specified by the applicable provisions of law.

Authority Cited - Health and Safety Code Section 18934.5.

Reference - Health and Safety Code, Division 13, Part 2.5, commencing with Section 18901.

4. DCA – Department of Consumer Affairs

A. California Bureau of Barbering and Cosmetology.

Application - Barber shops, schools of cosmetology and electrolysis.

Enforcing Agency - State or local agency specified by applicable provisions of law.

Authority Cited - Business and Professions Code Sections 6508, 7310 and 7311.

Reference - Business and Professions Code Sections 6549, 6549.1, 6549.6, 6586.5, 6588, 6590, 6591, 6593, 7310, 7311, 7384.5, 7384.6 and 7391.

B. Medical Board of California; Acupuncture Committee.

Application - Acupuncture offices.

Enforcing Agency - State or local agency specified by applicable provisions of law.

Authority Cited - Business and Professions Code Section 4933.

Reference - Business and Professions Code Section 4955.

C. California Board of Pharmacy.

Application - Pharmacies.

Enforcing Agency - State or local agency specified by applicable provisions of law.

Authority Cited - Business and Professions Code Section 4008.

Reference - Business and Professions Code Section 4008 and 4081.

D. Veterinary Medical Board.

Application - Veterinary facilities.

Enforcing Agency - State or local agency specified by applicable provisions of law.

Authority Cited - Business and Professions Code Section 4808.

Reference - Business and Professions Code Section 4854.

E. Structural Pest Control Board.

Application - Structural pest control.

Enforcing Agency - Structural Pest Control Board.

Authority Cited - Business and Professions Code Sections 8516, 8525, 8538 and 8674.

Reference - Business and Professions Code Sections 8516, 8538 and 8674.

5. CEC – California Energy Commission.

Application - All occupancies.

Enforcing Agency - Local building department or the California Energy Commission.

Authority Cited - Public Resources Code Sections 25218(e), 25402 and 25402.1.

Reference - Public Resources Code Sections 25402 and 25402.1.

6. DHS – Department of Health Services.

Application - (1) Section 305.5 applies to organized camps; (2) Section 431A applies to organized camps; (3) Section 432A applies to laboratory animal quarters; (4) Chapter 31B applies to public swimming pools and organized camps; (5) Chapter 31C applies to radiation protection; (6) Chapter 31D applies to commissaries serving mobile food preparation vehicles; (7) Section 433A applies to wild animal quarantine facilities.

Enforcing Agency - Department of Health Services and local health officer.

Authority Cited - Health and Safety Code Sections 436.50, 100275, 18897.2, 24102, 25811 and 25990.5.

Reference - Health and Safety Code Sections 436.50, 100275, 18897.2, 24102, 25811, 25990.5 and 27791.

7. DWR – Department of Water Resources.

Application - Single family residences that construct, install or alter gray-water systems for landspace irrigation.

Enforcing Agency - Local building department or the Department of Water resources.

Authority Cited - Water Code Sections 14875 through 14877.3.

Reference - Water Code Sections 14875 through 14877.3.

8. HCD 1 – Department of Housing and Community Development.

Application - Hotels, motels, lodging houses, apartment houses, dwellings, dormitories, condominiums, shelters for homeless persons, congregate residences employee housing, and factory-built housing and other types of dwellings containing sleeping accommodations with common toilet or cooking facilities. Reference Section 101.17.14 [SFM] for fire and panic safety.

9. HCD 1A/C – Department of Housing and Community Development.

Application - Multifamily dwelling units, including but not limited to, lodging houses, dormitories, time-shares, condominiums, shelters for homeless persons, congregate residences, apartment houses dwellings, employee housing, factory-built housing and other type of dwellings containing sleeping accommodations with common toilet or cooking facilities which are not subject to DSA/AC requirements.

Access and adaptability requirements for the physically disabled shall apply to all newly constructed privately funded covered multifamily dwelling units in buildings having three or more dwelling units and privately funded shelters intended for occupancy as residences for homeless persons. These regulations do not apply to buildings containing less than four condominium dwelling units. These regulations also do not apply to the repair of, rehabilitation of, or additions to privately funded apartment houses, condominiums or time-share units.

Each building on a building site shall be considered separately when determining applicability of these regulations.

The percentage of ground-floor dwelling units in non-elevator buildings required to be adaptable and on an accessible route shall be determined by the use of Chapter 11A. All other ground-floor dwelling units in non-elevator buildings shall be made to comply with the following requirements:

1. Grab bar reinforcement (Chapter 11A)
2. Thirty-two-inch (813 mm) clear door interior opening width (Chapter 11A)
3. Lever hardware (Chapter 10)
4. Door signal devices (Chapter 11A)
5. Clear space by doors (Chapters 10 and 11A)
6. Minimum 15-inch (381 mm) water closet seat height (Chapter 11A)
7. Electrical receptacle outlet height [Article 210-7 (g.1), California Electrical Code, Title 24, Part 3]
8. Lighting and environmental control height [Article 380-8 (c.1), California Electrical Code, Title 24, Part 3]

- 9. Faucet controls, California Plumbing Code, Title 24, Part 5
- 10. Water closet, bathtub, and lavatory minimum space requirements (Chapter 11A)
- 11. Removable cabinets under the kitchen sink counter area (Chapter 11A)

Enforcing Agency - Local building department or the Department of Housing and Community Development
 Authority Cited - Health and Safety Code Sections 17921, 50558 and 50559.

Reference - Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 50558 and 50559.

10. HCD 2 – Department of Housing and Community Development.

Application - Permanent and accessory buildings in mobile home parks and special occupancy parks.

Enforcing Agency - Local building department or the Department of Housing and Community Development.

Authority Cited - Health and Safety Code Section 18300.

Reference - Health and Safety Code Sections 18200 through 18700.

11. DSA/AC – Access Compliance, Division of the State Architect.

General. To assure that barrier free design is incorporated in all buildings, facilities, site work, and other improvements to which this code applies in compliance with state law to assure that these improvements are accessible to and usable by persons with disabilities. Additions, alterations, and structural repairs in all buildings and facilities shall comply with these provisions for new buildings, except as otherwise provided and specified herein.

The provisions of these regulations shall apply to any portable buildings leased or owned by a school district, and shall also apply to temporary and emergency buildings and facilities.

In addition, to incorporate standards at least as restrictive as those required by the federal government for barrier-free design under (1) Title III (Public Accommodations and Commercial Facilities), Subpart D (New Construction and Alteration) and Appendix A (Americans with Disabilities Act Accessibility Guidelines) (see 28 C.F.R., Part 36), and (2) Title II (Public Entities), Section 35.151 (New Construction and Alterations) (see 28 C.F.R., Part 35) both from the Americans with Disabilities Act of 1990, and (3) under the Fair Housing Amendments of 1998. Some of these regulations may be more stringent than state law in order to meet the federal requirement.

1. Application - Publicly funded buildings, structures, sidewalks, curbs, and related facilities shall be accessible to persons with disabilities as follows:

NOTE: See Government Code, commencing with Section 4450.

- 1.1 All buildings, structures, sidewalks, curbs, and related facilities constructed by the use of state, county, or municipal funds, or the funds of any political subdivision of the state.
- 1.2 All buildings, structures, and facilities, occupied 50 percent or more, which are leased, rented, contracted, sublet or hired for periods in excess of two years by any municipal county, state division of government or special district. The determination as to whether the building, structure, or facility is occupied 50 percent or more shall be based upon the usable floor area as defined in the this code.
- 1.3 All publicly funded buildings used for congregate residences of for one- or two-family dwelling unit purposes shall conform to the provisions applicable to living accommodations.

NOTE: For special conditions relating to living accommodations, see Section 2-1213(b).

- 1.4 All existing publicly funded buildings and facilities when alterations, structural repairs, or additions are made to such buildings or facilities. For detailed requirements on existing buildings, see Chapter 11B, Division IV.
- 1.5 With respect to buildings, structures, sidewalks, curbs, and related facilities not requiring a building permit, building standards published in the California Building Standards Code relating to access for persons with disabilities and other regulations adopted pursuant to Government Code Section 4450, and in effect at the time construction is commenced, shall be applicable.
- 2. Application. All privately funded public accommodations, as defined, and commercial facilities, as defined, shall be accessible to persons with physical disabilities as follows:
 - 2.1 Any building, structure, facility, complex, or improved area, or portions thereof, that are used by the general public.
 - 2.2 Any sanitary facilities which are made available for the public, clients or employees in such accommodations or facilities.
 - 2.3 Any curb or sidewalk intended for public use that is constructed in this state with private funds.
 - 2.4 All existing privately funded public accommodations when alterations, structural repairs or additions are made to such public accommodations as set forth under Chapter 11B
- 3. Enforcing Agency
 - 3.1 The Director of General Services where state funds are utilized for any project or where funds of counties, municipalities or other political subdivisions are utilized for the construction of elementary, secondary or community college projects.
 - 3.2 The governing bodies where funds of counties, municipalities or other political subdivisions are utilized except as otherwise provided above.
 - 3.3 The building department of every city, county, or city and county within the territorial area of its city, county, or city and county, where private funds are utilized. "Building department" means the department, bureau, or officer charged with the enforcement of laws or ordinances regulating the erection or construction, or both the erection and construction, of buildings.
- 4. Special Conditions for Persons with Disabilities Requiring Appeals Action Ratification. Whenever reference is made in these regulations to this section, the findings and determinations required to be rendered by the local enforcing agency shall be subject to ratification through an appeals process.
- 5. Authority Cited - Government Code Section 4450.
- 6. Reference - Government Code Sections 4450 through 4458 and Health and Safety Code Sections 19952 through 19959.

12. DSA/SS – Division of the State Architect, Structural Safety Section.

A. Application - Public elementary and secondary schools, community college buildings and state-owned or state-leased essential services buildings.

Enforcing Agency - Structural Safety Section, Division of the State Architect.

Authority Cited - Education Code Sections 39152 and 81142 and Health and Safety Code Section 16022.

Reference - Education Code Sections 39140 through 39157, and 81130 through 81147, and Health and Safety Code Sections 16000 through 16023.

The Structural Safety Section of the Division of the State Architect has been delegated the responsibility and authority by the Department of General Services to supervise and review the design and observe the construction of public school buildings and state-owned or state-leased essential services buildings.

The applicable building standards are as follows:

1. Administrative Regulations

1.1 School buildings: Sections 4-301 through 4-355, Group 1, Chapter 4, Part 1, Title 24, California Code of Regulations.

1.2 State-owned or state-leased essential services buildings: Sections 4-201 through 4-249, Chapter 4, Part 1, Title 24, California Code of Regulations.

2. Technical Regulations

Various model codes adopted by reference into the California Building Standards Code, Title 24, Parts 2, 3, 4, 5, and 7, California Code of Regulations, for school buildings, community colleges, and state-owned or state-leased essential services buildings.

The Structural Safety Section, in the performance of its duties, coordinates with other state offices as follows:

2.1 California Building Standards Commission

2.2 Office of Statewide Health Planning and Development

2.3 Office of the State Fire Marshal

2.4 Division of the State Architect Access Compliance Section

2.5 Office of Local Assistance

2.6 Office of Project Development and Management

2.7 Office of Real Estate and Design Development

13. OSHPD – Office of Statewide Health Planning and Development.

1. OSHPD 1.

Application - General acute-care hospitals and acute psychiatric hospitals. For Structural Regulations: Skilled nursing facilities and/or intermediate care facilities except those skilled nursing facilities and intermediate care facilities of single-story Type V, wood or light steel-frame construction.

Enforcing Agency - OSHPD. The office shall enforce the Division of the State Architect access compliance regulations and the regulations of the Office of the State Fire Marshal for the above stated facility types.

Authority Cited - Health and Safety Code Sections 127010, 127015, 1275 and 129850.

Reference - Health and Safety Code Sections 19958, 127010, 127015, 1275 and 129675 through 129990.

2. OSHPD 2.

Application - Skilled nursing facilities and intermediate care facilities. For structural regulations: Single-story Type V, skilled nursing and/or intermediate-care facilities utilizing wood or light steel-frame construction.

Enforcing Agency - OSHPD. The office shall also enforce the Division of the State Architect access compliance regulations and the regulations of the Office of the State Fire Marshal for the above stated facility type.

Authority Cited - Health and Safety Code Sections 127010, 127015, 1275 and 129850.

Reference - Health and Safety Code Sections 127010, 127015, 1275 and 129680.

3. OSHPD 3.

Application - Clinics.

Enforcing Agency - Local building department.

Authority Cited - Health and Safety Code Sections 127010, 127015, and 1226.

Reference - Health and Safety Code Sections 127010, 127015, 1226 and 129885, Government Code Section 54350 and State Constitution Article 11 Section 7.

4. OSHPD 4.

Application - Correctional treatment centers.

Enforcing Agency - Office of Statewide Health Planning and Development. The office shall also enforce the Division of the State Architect access compliance regulations and the regulations of the Office of the State Fire Marshal for the above stated facility types.

Authority Cited - Health and Safety Code Sections 127010, 127015, and 1226.

Reference - Health and Safety Code Sections 127010, 127015, 1275 and 129675 through 129990.

14. SFM – Office of the State Fire Marshal.

Application -

Any building or structure used or intended for use as an asylum, jail, mental hospital, sanitarium, home for the aged, children's nursery, children's home, school, or any similar occupancy of any capacity.

Any theater, dancehall, skating rink, auditorium, assembly hall, meeting hall, nightclub, fair building, or similar place of assemblage where 50 or more persons may gather together in a building, room, or structure for the purpose of amusement, entertainment, instruction, deliberation, worship, drinking or dining, awaiting transportation, or education.

Any building or structure which is open to the public and is used or intended to be used for the showing of motion pictures when an admission fee is charged and when the building or structure has a capacity of 10 or more persons.

Authority Cited - Health and Safety Code Section 131143.

Reference - Health and Safety Code Section 13143.

Application - Small Family Day-Care Homes

Authority Cited - Health and Safety Code Sections 1597.45, 1597.54, 13143 and 17921.

Reference - Health and Safety Code Section 13143.

Application - Large Family Day-Care Homes

Authority Cited - Health and Safety Code Sections 1597.46, 1597.54 and 17921.

Reference - Health and Safety Code Section 13143.

Application - Residential facilities and residential facilities for the elderly
Authority Cited - Health and Safety Code Section 13133.
Reference - Health and Safety Code Section 13143.

Application - Any state institution or other state-owned or state-occupied building
Authority Cited - Health and Safety Code Section 13108.
Reference - Health and Safety Code Section 13143.

Application - High-rise structures
Authority Cited - Health and Safety Code Section 13211.
Reference - Health and Safety Code Section 13143.

Application - Motion picture production studios
Authority Cited - Health and Safety Code Section 13143.1.
Reference - Health and Safety Code Section 13143.

Application - Organized camps
Authority Cited - Health and Safety Code Section 18897.3.
Reference - Health and Safety Code Section 13143.

Application -
All hotels, motels, lodging houses, apartment houses and dwellings, including congregate residences, buildings and structures accessory thereto.
Multiple-story structures existing on January 1, 1975, let for human habitation, including and limited to, hotels, motels, apartment houses, less than 75 feet (22,860 mm) above the lowest floor level having building access, wherein rooms used for sleeping are let above the ground floor.
Authority Cited - Health and Safety Code Sections 13143.2 and 17921.
Reference - Health and Safety Code Section 13143.

Application -
Certified family-care homes, out-of-home placement facilities, halfway houses, drug and/or alcohol rehabilitation facilities and any building or structure used or intended for use as a home or institution for the housing of any person of any age when such person is referred to or placed within such home or institution for protective social care and supervision services by any governmental agency.
Authority Cited - Health and Safety Code Sections 13116.
Reference - Health and Safety Code Section 13143.

Application - Tents, awnings, or other fabric enclosures used in connection with any occupancy.
Authority Cited - Health and Safety Code Section 18897.3.
Reference - Health and Safety Code Section 13143.

Enforcing Agency - Pursuant to section 13146, Health and Safety Code:
The responsibility for enforcement of building standards adopted by the state fire marshal and published in the California Building Standards Code relating to fire and panic safety and other regulations of the Office of the State Fire Marshal shall be as follows:

- 1. The city, county, or city and county with jurisdiction in the area affected by the standard or regulation shall delegate the enforcement of the building standards relating to fire and panic safety and other regulations of the state fire marshal as they relate to Group R, Division 3 dwellings, as described in Section 310.1 of Part 2 of the California Building Standards Code, to either of the following:*
 - 1.1 The chief of the fire authority of the city, county, or city and county, or an authorized representative.*
 - 1.2 The chief building official of the city, county, or city and county, or an authorized representative.*
- 2. The chief of any city or county fire department or of any fire protection district, and authorized representatives, shall enforce within the jurisdiction the building standards and other regulations of the state fire marshal, except those described in Item 1 or 4.*
- 3. The state fire marshal shall have authority to enforce the building standards and other regulations of the state fire marshal in areas outside of corporate cities and districts providing fire protection services.*
- 4. The state fire marshal shall have authority to enforce the building standards and other regulations of the state fire marshal in corporate cities and districts providing fire protection services on request of the chief fire official or the governing body.*
- 5. Any fee charged pursuant to the enforcement authority of this section shall not exceed the estimated reasonable cost of providing the service for which the fee is charged pursuant to Section 66014 of the Government Code.*

15. SHBSB – State Historical Building Safety Board, Division of the State Architect.

Application - Qualified historical buildings and structures and their associated sites.
Enforcing Agency - State or local agency specified by the applicable provisions of law.
Authority Cited - Health and Safety Code Section 18959.5
Reference - Health and Safety Code Sections 18950 through 18961.

16. SL2 – State Library.

Application - Public library construction and renovation using funds from the California Library Construction and Renovation Bond Act of 1988.
Enforcing Agency - State Librarian.
Authority Cited - Education Code Section 19960.
Reference - Education Code Sections 19950 through 19981.

2001 EDITION

**CALIFORNIA REFERENCED STANDARDS CODE
(Part 12, Title 24, California Code of Regulations)**

12-1-106

Format

Sec. 12-1-106.

- (a) **SBC.** The State Building Code, a part of the (compiled) State Building Standards Code, adopts the Uniform Building Code (UBC) by reference on a chapter by chapter basis. Amendments or additions to the provisions of the UBC by each adopting agency are adopted on a section by section or subsection by subsection basis and follow the UBC format using the same titles, bold face headings and general text arrangement, except where the Commission has approved a format variance.

The numbering system of these Referenced Standards is as follows:

1. The first number references Part 12 - State Referenced Standards Code.
 2. The second number references the State Code chapter where the test standard is referenced.
 3. The next number represents the chronological order in which standards are adopted in that chapter. For example, the first standard in Chapter 12-23 will be standard 12-23-100. The second will be 12-23-200, etc.
 4. Section numbers for each standard are numerically assigned, i.e., 101, 102, etc.
- (b) **Adoption Table.** Adoptions by an adopting agency are reflected in the Adoption Table at the beginning of each chapter of this Code and are indicated by the placement of appropriate identifying marks therein. These tables are for information and the convenience of the user. Section 2-105 indicates the statutory authority of each agency, and no agency shall enforce any standards except those for which it has specific authority.
- (c) **"Entire Chapter."** An appropriate identifying mark in an adoption table opposite the heading "Entire Chapter," indicates that an adopting agency has adopted all of the printed provisions of that UBC Chapter: for which the adopting agency has specific authority per Section 2 -105 including sections, subsections, paragraphs, charts, figures, tables, exceptions, and notes.
- (d) **"Entire Chapter, Except As Noted Below."** An appropriate identifying mark in an adoption table opposite the heading "Entire Chapter, Except As Noted Below" indicates that the adopting agency (denoted in the column heading) has adopted all the printed provisions of that UBC Chapter for which the adopting agency has specific authority per Section 2 -105 This includes sections, subsections, paragraphs, charts, figures, tables, exceptions, and notes, except the amended provisions printed below the adoption table. An amended provision shall bear the prefix -2- with its corresponding UBC provision number.
- (f) **Prefix and Numbering.** The text of all provisions, including chapters, articles, sections, subsections, paragraphs, charts, figures, tables, exceptions and notes are identified by a hyphenated prefix -2- followed by the appropriate section alphanumeric number. The text of these added or amended provisions follow in the same numerical sequence listed in the corresponding Adoption Table.
1. The alphanumeric number of an individual UBC provision adopted by reference shall duplicate the corresponding UBC provision section number without a hyphenated prefix. Such provisions adopted by reference shall be only indicated in the appropriate Adoption Table.
 2. The alphanumeric number of art added provision shall not exactly duplicate the UBC section and section number; however, it shall incorporate the appropriate UBC numbering system where feasible.
 3. The alphanumeric number of an amended provision shall duplicate the corresponding UBC section and section number.
- (g) **Headings.** Headings shall include section titles, bold headings for main divisions or parts, section or subsection titles, titles of tables, and the beginning numbering scheme of individual chapters and sections. Headings shall not be enforceable and shall not contain any provisions. The headings are included for explanation and to assist the user of this Code; headings are identified by boldface type style.

Validity

Sec. 12-1-107. If any chapter, division, article, section, subsection, paragraph, sentence, clause, or phrase of this Code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the State as stipulated by statutes, or otherwise inoperative, such decisions shall not affect the validity of the remaining portions of this Code.

Standard Reference Documents

Sec. 12-1-108.

- (a) The codes, publications and standards adopted in or referred to in the text of this Code, including other codes, publications and standards referred to therein, are by title and dates of publication, hereby adopted as standard reference documents of this Code.
- (b) Such reference to other documents shall be in the form of either an internal citation within the text or table, or a fine print note (utilizing smaller typographical alphabet letter size), located directly beneath the related text, and shall be to a specific edition of the referenced document. Internal citations appearing within the text of a building standard are enforceable, and each citation must be checked for accuracy and application. Fine print notes which appear beneath the applicable text of the building standard or code section are explanatory or permissive and are not enforceable.

Publication Date

Sec. 12-1-109.

- (a) **Triennial Edition and Annual Supplements.** The publication date of the triennial edition of the SBC and annual supplements to the triennial edition of the SBC shall be the date indicated on the title page of the Code (the first printed page inside of the cover) or the annual supplement.
- (b) **CAL/OSHA Supplements.** The publication date of a CAL/ OSHA supplement to:
1. the triennial edition,
 2. an annual supplement, or
 3. a previously published CAL/OSHA supplement shall be. the date indicated on that publication.
- (c) **Emergency Supplements.** The publication date of an emergency supplement to either the triennial edition or an annual supplement of the SBC shall be the date indicated on the emergency filing.

Sec. 12-1-110.

- (a) *Unless otherwise specified, the effective date of building standards, published in this Code, applies to any project where fifty (50) percent of the working drawings have not been completed three months after such effective date unless the enforcing agency having jurisdiction grants an extension not to exceed an additional six months.*
- (b) **Effective Date For OSHA.** *Building standards herein apply to all buildings, building alterations, or building modifications for which construction is commenced after the effective date of the regulations. Date of commencement of construction for the purpose of this subsection shall be:*
- 1. The advertising date for invitation of bids for state and local government projects.*
 - 2. The building construction permit issuance date for other than government projects.*

Existing Conditions

Sec. 12-1-111. *It is not the intent of this section that every existing occupancy within the scope of the State Fire Marshal's jurisdiction mandatorily conform or be made to conform to the new construction requirements relative to fire, panic, and explosion safety. Reasonable judgment must be exercised by the enforcing agency in the application of these building standards to existing occupancies.*

Code Arrangement

Sec. 12-1-112. *The State Building Code (SBC) consists of an administration chapter, chapters that contain installation requirements, appendices that contain supplementary information and an index.*