

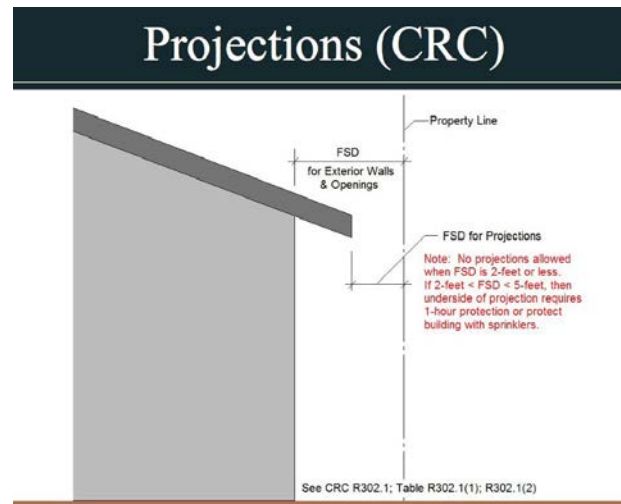


California Residential Building Code Significant Changes

R302.1 Table 302.1 (1) & 302.1 (2): Clarifications to projections from exterior walls of dwellings located close to property lines. Exterior wall projections are NOT allowed from exterior walls with a Fire Separation Distance less than 2 feet.

- This is a significant clarification, because it confirms that the eave extensions are NOT permitted within 2-feet of a property line, regardless of whether the underside is protected with 1-hour construction or if the building is sprinklered.

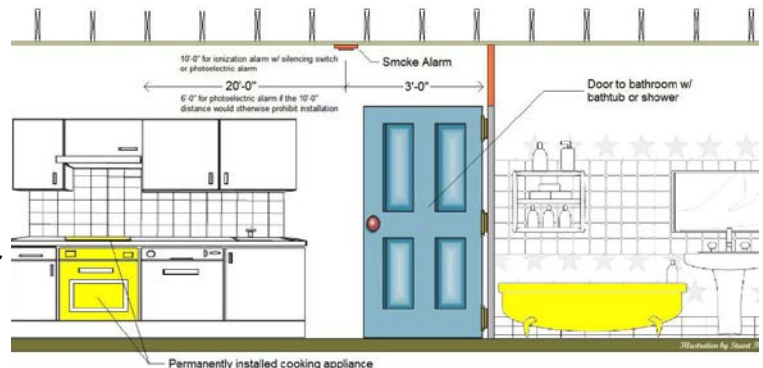
R302.13 Fire protection of floors: Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2 inch gypsum wallboard membrane, 5/8 inch wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.



R314.3.1 Smoke Alarms Installation near cooking appliances: Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.

Exception: Ionization smoke alarms with an alarm silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10 feet or greater from a permanently installed cooking appliance.

Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet from a permanently installed cooking appliance where the kitchen or cooking area adjacent spaces have no clear interior partitions and the 10 foot distances would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance.



R314.3.3 Smoke alarms installation near bathrooms: smoke alarms shall be installed not less than a 3 foot horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the code.

R314.5 Combination Alarms – Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms. Systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed.

R1004.4.1.1 Factory-built wood-burning fireplaces – Factory-built wood burning fireplaces shall be qualified at U.S. EPA's Voluntary Fireplace Program Phase 2 emissions level and be in accordance with California Green Building Standards Code, Chapter 4, Division 4.5.

R324.7.2.7 Residential Photovoltaic Solar: Locations of DC Conductors – Conduit, wiring systems, and raceways for photovoltaic circuits shall be located as close as possible to the ridge or hip or valley and from the hip or valley as directly as possible to an outside wall to reduce trip hazards and maximize ventilation opportunities. Conduit runs between sub arrays and to DC combiner boxes shall be installed in a manner that minimizes the total amount of conduit on the roof by taking the shortest path from the array to the DC combiner box. The DC combiner boxes shall be located such that conduit runs are minimized in the pathways between arrays; DC wiring shall be installed in metallic conduit or raceways when located within enclosed spaces in a building. Conduit shall run along the bottom of load bearing members.

R-3.1 Special Provisions for Licensed 24-Hour Care Facilities and Large Family Daycare Homes are now in the 2016 Residential Code Section R335.

Table R806.5 Insulation for Condensation Control has been added for Unvented Attic and Unvented Enclosed Rafter Assemblies.

NEW DEFINITION IN CHAPTER 2 [202].

Accessory Structure – Structures that are “Accessory & Incidental” to a dwelling may be considered as accessory structures without the previous 3,000 sq. ft. and 2-story maximum express limitations.

- Emphasis is placed on the fact that the use of the structure is accessory to and incidental to that of the dwelling.

Climate Zones, are the 16 geographic areas of California for which the California Energy Commission has established typical weather data, prescriptive packages and energy budgets. Climate zones are defined by Zip Code and listed in Reference Joint Appendix JA2.

Climate Zone	Minimum Rigid Board Or Air-Impermeable Insulation R-Value
6-15 tile roof only	0 (none required)
3-15	R-15
1 & 2	R-10
16	R-15

Congregated Living Health Facility (CLHF), 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.

Lodging House, Any building or portion thereof containing no more than five guest rooms where rent is paid in money, goods, labor or otherwise, and that is occupied by the proprietor as the residence of such proprietor.

Persons with Intellectual Disabilities, Profoundly or Severely: Shall mean any persons with intellectual disabilities who is unable to evacuate a building unassisted during emergency conditions.

Note: The determination as to such incapacity shall be made by the Director of the State Department of Public Health or his or her designed representative pursuant to Health and Safety Code Section 13131.3.

Section 1.1.7.3.1 - Detached one- and two-family dwellings: Detached one- and two-family dwellings, efficiency dwellings units and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures may be designed and constructed in accordance with this code or the California Building Code, **but not both**, unless the proposed structure(s) or element(s) exceed the design limitations established in this code and the code user is specifically directed by this code to use the California Building Code.

R301.2.1.1.1 Sunrooms: Sunrooms shall comply with AAMA/NPEA/NSA 2100. For the purpose of applying the criteria of AAMA/NPEA/NSA 2100 based on the intended use, sunrooms shall be identified as one of the following categories listed below by the permit applicant, design professional or the property owner or owner’s agent in the construction documents.

Category I: A thermally isolated sunroom with walls that are open or enclosed with insect screening or 20 mil maximum thickness plastic film. The space is non-habitable and unconditioned.

Category II: A thermally isolated sunroom with enclosed walls. The openings are enclosed with translucent or transparent plastic or glass. The space is non-habitable and unconditioned.

Category III: A thermally isolated sunroom with enclosed walls. The openings are enclosed with translucent or transparent plastic or glass. The sunroom fenestration complies with additional requirements for air filtration resistance and water penetration resistance. The space is non-habitable and unconditioned.

Category IV: A thermally isolated sunroom with enclosed walls. The sunroom is designed to be heated or cooled by separate temperature control or system and is thermally isolated from the primary structure. The sunroom fenestration complies with additional requirements for water penetration resistance, air filtration resistance and thermal performance. The space is non-habitable and conditioned.

Category V: A sunroom with enclosed walls. The sunroom is designed to be heated or cooled and is open to the main structure. The sunroom fenestration complies with additional requirements for water penetration resistance, air filtration resistance and thermal performance. The space is non-habitable and conditioned.