



2010 CALIFORNIA BUILDING & FIRE CODE CHANGES WITH LOCAL AMENDMENTS OF INTEREST

The 2010 California Building Standards Codes will go into effect January 1, 2011. Between now and then, the City of Calistoga Building Division and Fire Department are preparing a code adoption ordinance along with a few new local amendments. The new California Building Standards Code contains twelve parts that incorporate public health, life safety, and general welfare standards used in the design and construction of buildings in California. These parts incorporate the latest national standards in the International Building and Fire Codes, National Electrical Code, and the Uniform Mechanical and Plumbing Codes.

California amendments to these codes enhance the public health and safety standards for homes, public schools, and hospitals as well as other occupancies throughout the state. Fire and safety standards are maintained at a high level for California, and include additional wildland-urban interface fire protection standards for our vulnerable structures located in areas around Calistoga prone to wildfires. Access for persons with disabilities remains a high priority in California, and the standards now include federal Department of Justice certification requirements, which ensure compliance with federal regulations. California's energy efficiency standards are allowing jurisdictions to adopt the basic energy code AND adopt additional Tier 1 or 2 measures as mandatory in order to lower carbon footprints and increase conservation in individual jurisdictions. Additionally, the standards incorporate the latest seismic safety standards ensuring that buildings will be designed and constructed utilizing the latest technology to reduce loss of life in the event of an earthquake.

For more information about the new building codes, their publishers, and the California Building Standards Commission, please visit the California Building Standards Commission online at www.bsc.ca.gov.

The new code has some substantial changes with regards to how the Energy requirements are determined, fire sprinkler requirements are now included for both commercial and residential, and there is a new Part 2.5-California Residential Code-. The basic tenets of the 2007 California Building Code (CBC) still remain. Some terms and general code requirements have been consolidated or moved. As an example, below are some notable changes that will affect mainly local building professionals, designers, engineers, etc. Also noted are some local code amendments proposed by the Building and Fire Departments.

2010 CBC – Part 11- Cal Green

Residential and Commercial Voluntary Measures

Under this new code, there are allowances for individual jurisdictions to select additional requirements that have been currently listed in the new code. Please see attachment 1.

2010 California Residential Code- Part 2.5

- This is a new code! It is modeled after the International Residential Code and addresses One and Two Family Dwellings. It follows the Conventional Design elements of previous codes.
- This code allows more design freedom for stairs and railings.
- This code does require fire sprinklers in all buildings (one and two family dwellings)

2010 CBC - (STRUCTURAL)

This code had minimal changes. It will continue to regulate structurally designed elements of all construction types, including Part 2.5, One and Two Family Dwellings.

2010 CBC – (Non-Structural)

This code now addresses all structures, except One and Two Family Dwellings.

2007 CFC - FIRE CODE

- The important change this year is that all structures that we had previously amended in the past to be Sprinklered, are now required to be so per the standard code language. This means that all states adopting the National Code are requiring sprinklers!