

EMERGENCY EXPRESS TERMS FOR PROPOSED BUILDING STANDARDS OF THE CALIFORNIA BUILDING STANDARDS COMMISSION

REGARDING PROPOSED CHANGES TO THE CALIFORNIA BUILDING CODE, PART 2 & THE CALIFORNIA EXISTING BUILDING CODE, PART 10 CALIFORNIA CODE OF REGULATIONS, TITLE 24

EMERGENCY BUILDING STANDARDS FOR IMMEDIATE ENFORCEMENT – EXTERIOR ELEVATED ELEMENTS (EEE)

These emergency regulations impact the construction of balconies, exterior stairs and walkways for residential occupancies, hotels, motels, apartment buildings, state-owned buildings and public schools. The emergency regulations become effective immediately upon filing with the California Secretary of State.

The 2016 edition of the California Building Code (Part 2, Title 24, California Code of Regulations) and the California Existing Building Code (Part 10, Title 24, California Code of Regulations) are amended as follows:

- Adds Sections to Chapter 1 of Part 2, and to Chapter 1 of Part 10.
- Amends Table 1607.1 of Part 2 pertaining to loading.
- Amends Section 2304.12.2.5 of Part 2 pertaining to drainage.
- Adds Section 2304.12.2.6 of Part 2 pertaining to ventilation.
- Adds (re-establishes from 2014 LABC, Chapter 34) Section 101.8 of Part 10 pertaining to maintenance.

NOTE: The City of Los Angeles did not adopt Part 2, Chapter 1 of the 2016 California Building Code. However, the following emergency express terms will be enforced.

EMERGENCY EXPRESS TERMS

PART 2, CHAPTER 1, DIVISION II – SCOPE AND ADMINISTRATION

107.2.7 Exterior Balconies and elevated walking surfaces. [BSC] Where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

110.3.8.1 Weather exposed balcony and walking surface waterproofing. [BSC] Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

Exception: Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

PART 2, CHAPTER 16 – STRUCTURAL DESIGN

**TABLE 1607.1
MINIMUM UNIFORM DISTRIBUTED LIVE LOADS, L_o, AND MINIMUM CONCENTRATED LIVE LOADS^g**

| OCCUPANCY OR USE | UNIFORM (psf) | CONCENTRATED (lbs) |
|-------------------------------------|--|--------------------|
| 1. Apartments (see residential) | --- | --- |
| ... | ... | ... |
| 5. Balconies and decks ^h | Same as occupancy served [DSA-SS] <u>1.5 times the live load for the area served. Not required to exceed 100 psf</u> | --- |
| ... | ... | ... |

Notation:

Authority: Education Code § 17310 and 81142, and H&S Code §16022.

Reference: Education Code §§ 17280 through 17317, and 81130 through 81147, and Health and Safety Code §§16000 through 16023.

PART 2, CHAPTER 23 – WOOD

2304.12.2.5 Supporting members for permeable floors and roofs. Wood structural members that support moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier. **[BSC] The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.**

2304.12.2.6 Ventilation required beneath balcony or elevated walking surfaces. [BSC] Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow, or drainage from irrigation, shall be provided with openings that provide a net free cross ventilation area not less than 1/150 of the area of each separate space.

PART 10, CHAPTER 1, DIVISION II – SCOPE AND ADMINISTRATION

101.8 Maintenance. [BSC] Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner’s designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

106.2.6 Exterior balcony and elevated walking surfaces. [BSC] Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer’s installation instructions.

109.3.8.1 Weather exposed balcony and walking surface waterproofing. [BSC] Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

Exception: Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

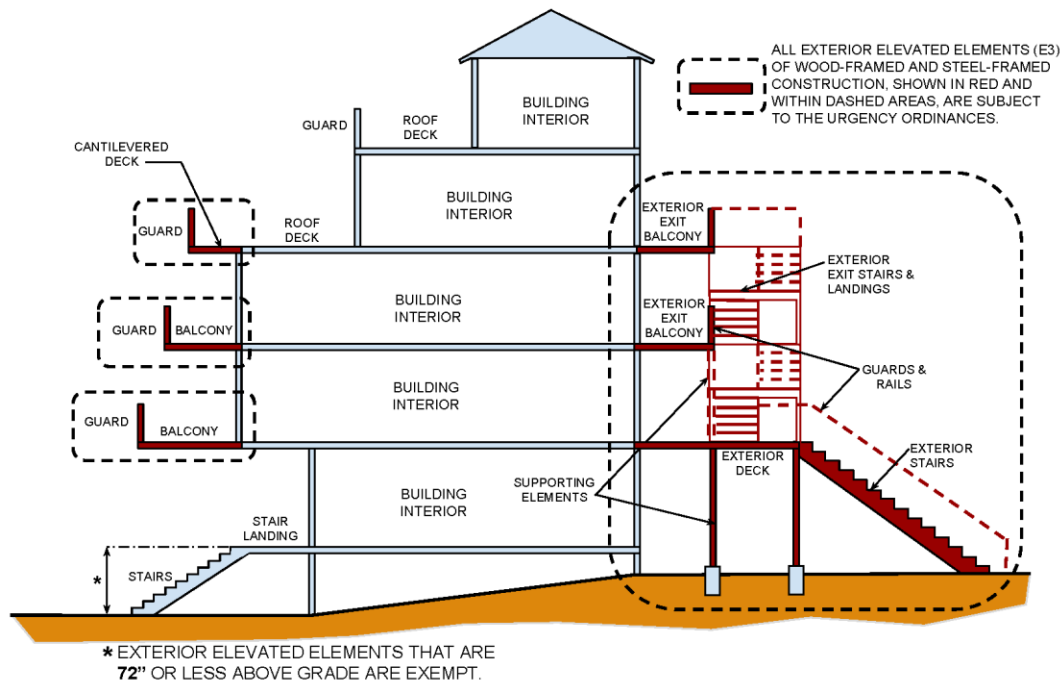


Figure 1: Exterior Elevated Elements covered under these Emergency Express Terms (City of Berkeley, Housing Code Enforcement. Retrieved from <http://www.ci.berkeley.ca.us/E3/>)