

2016 California Building Code Amendments

CHAPTER 2 DEFINITIONS

California Building Code, Section 2, General Definitions is amended to amend and add the following:

MEMBRANE STRUCTURE. An air-inflated, air-supported, cable or frame-covered structure as defined by the *California Building Code* and not otherwise defined as a tent or umbrella structure. See Chapter 31 of the *California Building Code*.

RECREATIONAL FIRE. An outdoor fire burning materials other than rubbish where the fuel being burned is not contained in an incinerator, portable outdoor fireplace, barbeque grill or barbeque pit for pleasure, religious, ceremonial, cooking, warmth or similar purposes.

SUBSTANTIAL ADDITION. All existing buildings or structures not classified as Group R-3 occupancy, any addition of floor area that is greater than twenty-five percent (25%) of the existing gross floor area.

SUBSTANTIAL ADDITION, Group R-3. In all existing Group R-3 buildings or structures, any addition of floor area that exceeds fifty percent (50%) of the existing gross floor area.

SUBSTANTIAL ALTERATION. In all existing buildings or structures, any alteration of floor area that is greater than fifty percent (50%) of the existing gross floor area or meets the definition of a substantial improvement as defined by the *California Building Code*.

TENT. A structure, enclosure, umbrella structure or shelter with or without sidewalls or drops, constructed of fabric or pliable material supported by any manner except by air or the contents that it protects.

UMBRELLA STRUCTURE. A structure, enclosure or shelter with or without sidewalls or drops, constructed of fabric or pliable material supported by a central pole. (See “Membrane Structure” and “Tent”)

UNWARRANTED ALARM. The giving, signaling or transition of an alarm notification to a public fire station or emergency communication center when such alarm is the result of a defective condition of an alarm system, system servicing testing, construction activities, ordinary household activities, false alarm or other cause when no such danger exists.

Chapter 5 General Building heights and Areas

505.1.2 Address identification. New and existing buildings shall be provided with approved illuminated address identification. The address identification shall be legible and placed in apposition that is visible from the street or road fronting the property. Address identification characters shall contrast with their background.

Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or means shall be used to identify the structure. Address identification shall be maintained.

505.1.2.1 Numbers for one- and two- family dwellings. Each address identification character shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

505.1.2.2 Numbers for other than one and two-family dwellings. Each address identification character shall be not less than twelve (12) inches high with a minimum stroke width of one (1) inch. Suite and unit directional numbers shall be not less than six (6) inches high with a minimum stroke width of three-quarter (0.75) inch. Numbers shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

505.1.3 Complex directory. Where two or more buildings cannot be viewed from the public way or when determined by the fire code official, an approved illuminated complex directory, monument, pole, or other approved sign or means shall be used to identify the structures at the main entrances to the property.

Chapter 9 Fire Protection Systems

Section 902 is amended to add the following definitions

SUBSTANTIAL ADDITION
SUBSTANTIAL ADDITION, Group R-3
SUBSTANTIAL ALTERATION
SUBSTANTIAL IMPROVEMENT

Section 903 is amended to read as follows:

California Fire Code Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.19. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

Exceptions:

1. Agricultural buildings as approved by the fire code official.
2. Detached pool houses accessory to Group R-3 not classified as a dwelling unit and not exceeding 1,000 square feet (928m²) in gross floor area within 50 feet of the pool and limited to a single bathroom.
3. Detached non-combustible motor vehicle fuel dispensing canopies.
4. Detached Group U Occupancies not greater than 1,000 square feet (928m²).

California Fire Code Section 903.2.1 is amended to read as follows:

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy.

California Fire Code Section 903.2.1.1 through 903.2.1.5 are deleted.

California Fire Code Section 903.2.1.6 is renumbered and amended to read as follows:
903.2.1.1 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A Occupancies, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.

California Fire Code Section 903.2.1.7 is deleted.

California Fire Code Section 903.2.2 is amended to read as follows:
903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.

California Fire Code Section 903.2.3 is amended to read as follows:
903.2.3 Group E. An automatic sprinkler system shall be installed throughout buildings containing a Group E occupancy.

California Fire Code Section 903.2.4 is amended to read as follows:
903.2.4 Group F. An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy.

California Fire Code Section 903.2.4.1 is deleted.

California Fire Code Section 903.2.5.3 is amended to read as follows:
903.2.5.3 Pyroxylin plastics. An automatic sprinkler system shall be provided throughout buildings where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

California Fire Code Section 903.2.7 is amended to read as follows:
903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where gross floor area exceeds 500 square feet (464m²).

California Fire Code Section 903.2.8.1 is added to include the exception as follows:
903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the *California Residential Code*. Fire Sprinklers shall be installed in mobile homes, manufactured homes and multi-family manufactured homes with two dwelling in accordance with *Title 25 of the California Code of Regulations*.

California Fire Code Section 903.2.9 is amended to read as follow
903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy.

California Fire Code Section 903.2.9.1 through 903.2.9.2 is deleted.

California Fire Code Section 903.2.10 is amended to read as follows:

903.2.10 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancies where the gross floor area exceeds 500 square feet (464m²).

California Fire Code Section 903.2.10.1 is deleted.

California Fire Code Section 903.2.11 is amended to read as follows:

903.2.11 Specific buildings areas and hazards. In all occupancies other than detached Group U occupancies not greater than 1,000 square feet (928m²), an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.8.

California Fire Code Section 903.2.11.3 exceptions #1 & #2 are deleted.

California Fire Code Section 903.2.11.7 is added to read as follows:

903.2.11.7 Undetermined use design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of .33 gallons per minute per square foot over a minimum design area of 3,000 square feet (2,784m²).

California Fire Code Section 903.2.11.8 is added to read as follows:

903.2.11.8 High-piled storage. An automatic sprinkler system shall be provided throughout as required in Chapter 32 in all buildings where storage is in high-pile or rack storage arrays.

California Fire Code Section 903.6 is amended to read as follows:

903.6 Where required in existing buildings and structures. An automatic sprinkler systems shall be provided throughout existing buildings and structures where required in Sections 903.6.1 through 903.6.3.

California Fire Code Section 903.6.1 is added to read as follows:

903.6.1 Substantial remodel. An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial remodel or substantial improvement.

Exception: Alterations made solely for the purpose of complying with the American Disabilities Act.

California Fire Code Section 903.6.2 is added to read as follows:

903.6.2 Substantial addition. An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial addition.

California Fire Code Section 903.6.3 is added to read as follows:

903.6.3 Substantial remodels and additions. An automatic sprinkler system shall be provided throughout all buildings that undergo any combination of substantial remodel, addition or both that equals fifty percent (50%) of the existing gross floor area.

California Fire Code Section 903.4.2 is amended to read as follows:

903.4.2 Alarms. One exterior approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the

system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

California Fire Code Section 904.12 is amended to read as follows:

904.12 Commercial cooking systems. *Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, NFPA 96, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:*

1. *Wet chemical extinguishing system, complying with UL 300.*
2. *Carbon dioxide extinguishing system.*
3. *Automatic fire sprinkler systems.*

All existing dry chemical and wet chemical extinguishing systems shall comply with UL 300.

Exception: *Public school kitchens, without deep-fat fryers, shall be upgraded to a UL 300 compliant system during state-funded modernization projects that are under the jurisdiction of the Division of the State Architect.*

All systems shall be installed in accordance with the California Mechanical Code, NFPA 96, appropriate adopted standards, their listing and the manufactures' installation instructions.

Exception: *Factory-built commercial cooking recirculating systems that are tested, listed, labeled and installed in accordance with UL 710B and the California Mechanical Code and NFPA 96.*

California Fire Code Section 905.3.1 item #2 is amended to read as follows:

905.3.1. 2. *Buildings that are three or more stories in height.*

California Fire Code Section 905.9 exception #2 is deleted.

California Fire Code Section 912.2 is amended to read as follows:

912.2 Location. *With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the fire code official (Also see Section 507.5.1.1).*

2016 California Residential Code Amendments

Chapter 2 Definitions

Section 202 Definitions add

SUBSTANTIAL ADDITION. In all existing Group R-3 buildings or structures, any addition of floor area that exceeds fifty percent (50%) of the existing gross floor area.

SUBSTANTIAL ALTERATION. In all existing buildings or structures, any alteration of floor area that is greater than fifty percent (50%) of the existing gross floor area or meets the definition of a substantial improvement as defined by the *California Building Code*.

Section R313 Automatic Fire Sprinkler Systems

R313.1 has been amended to read

313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed and maintained in townhouses.

R313.1 Group R-3. An automatic sprinkler system installed in accordance with Section R313.1.3 or NFPA 13D shall be provided throughout all townhouses regardless of square footage in accordance with the California Residential Code. Fire Sprinklers shall be installed in mobile homes, manufactured homes and multi-family manufactured homes with two dwelling in accordance with Title 25 of the California Code of Regulations.

Exceptions:

1. Detached Group U occupancies 1,000 sq. ft. or less. Agricultural exempt buildings and agricultural buildings as approved by the Building Code Official.
2. Detached pool houses up to 1,000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
3. A room above a detached garage used for storage only that does not contain a bathroom, cooking or refrigeration facilities or connections for such facilities.
4. Carports of non-combustible construction.

R313.1.2 Substantial alteration. An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial alteration or substantial improvement.

Exception: Alterations made solely for the purpose of complying with the American Disabilities Act.

R313.1.3 Substantial addition. An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial addition.

R313.1.4 Substantial remodels and additions. An automatic sprinkler system shall be provided throughout all buildings that undergo any combination of substantial remodel, addition or both that equals fifty percent (50%) of the existing gross floor area. The percentage of work shall be determined and added to any successive remodels that may occur within a subsequent three (3) year period. If the combined percentage totals 50% or more, this work shall constitute a substantial improvement and the building shall be subject to the fire sprinkler requirement.

R313.2 has been amended to read:

R313.2 One – two family dwellings automatic fire sprinkler systems. An automatic sprinkler system installed in accordance with Section R313.3 shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the *California Residential Code*. Fire Sprinklers shall be installed in mobile homes, manufactured homes and multi-family manufactured homes with two dwelling in accordance with *Title 25 of the California Code of Regulations*.

Exceptions:

- I. Detached Group U occupancies 1,000 sq. ft. or less. Agricultural exempt buildings and agricultural buildings as approved by the Building Code Official.
- II. Detached pool houses up to 1,000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
- III. A room above a detached garage used for storage only that does not contain a bathroom, cooking or refrigeration facilities or connections for such facilities.
- IV. Carports of non-combustible construction.

R313.2.2 Substantial remodel. An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial remodel or substantial improvement.

Exception: Alterations made solely for the purpose of complying with the *American Disabilities Act*.

R313.2.3 Substantial addition. An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial addition.

R 313.2.4 Substantial alteration. An automatic sprinkler system shall be provided throughout all buildings that undergo any combination of substantial remodel, addition or both that equals fifty percent (50%) of the existing gross floor area. The percentage of work shall be determined and added to any successive remodels that may occur within a subsequent three (3) year period. If the combined percentage totals 50% or more, this work shall constitute a substantial improvement and the building shall be subject to the fire sprinkler requirement.

R313.2 One-and-two-family dwellings automatic fire systems. An automatic sprinkler system shall be installed and maintained in all one-and-two family dwellings throughout.

Exceptions:

- I. Detached Group U occupancies 1,000 sq. ft. or less. Agricultural exempt buildings and agricultural buildings as approved by the Fire Code Official.
- II. Detached pool houses up to 1,000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
- III. A room above a detached garage used for storage only that does not contain a bathroom, cooking or refrigeration facilities or connections for such facilities.
- IV. Carports of non-combustible construction.