



**Department of Development Services**

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## MEMORANDUM

DATE: October 22, 2019

TO: Butte County Board of Supervisors

FROM: Tim Snellings, Director  
Butte County Department of Development Services

RE: AMENDMENT TO BUTTE COUNTY CODE, CHAPTER 26 "BUILDINGS" TO  
ADOPT THE 2019 CALIFORNIA BUILDING STANDARDS CODE

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### REQUESTED ACTION

Waive the first reading.

### SUMMARY

The Department of Development Services requests adoption of the 2019 California Building Standards Code. The fundamental purpose of building codes is to ensure structures are built to an appropriate minimum standard and are safe for the intended use. The proposed amendments to Chapter 26 "Buildings" are to maintain compliance with state law, establish administrative standards to accommodate local procedures and to avoid conflicts with other state laws. Adoption of the proposed amendments is considered exempt from the California Environmental Quality Act under CEQA Guidelines 15061(b)(3).

### BACKGROUND

The building codes are updated every three years and adopted by the State of California. This allows for codes to improve in response to natural disasters and adjust to the newest materials, methods of construction and technological advances in the industry. Compliance with the State Building Codes is mandatory pursuant to California Health and Safety Code Sections 17960 and 17961. The State of California officially adopted the 2019 California Building Standards Code in July 2019 and made the code adoption mandatory at the local level by January 1, 2020. The fundamental purpose of building codes is to ensure that structures are built to an appropriate minimum standard and are safe for the uses intended.

The list below identifies the California Building Standards Codes and model codes upon which they are based, as applicable:

2019 California Administrative Code (Title 24, Part 1)  
2019 California Building Code (Title 24, Part 2), Based on 2018 International Building Code (ICC)  
2019 California Residential Code (Title 24, Part 2.5), Based on 2018 International Residential Code (ICC)  
2019 California Electrical Code (Title 24, Part 3), Based on 2017 National Electrical Code (NFPA)  
2019 California Mechanical Code (Title 24, Part 4), Based on 2018 Uniform Mechanical Code (IAPMO)  
2019 California Plumbing Code (Title 24, Part 5), Based on 2018 Uniform Plumbing Code (IAPMO)  
2019 California Energy Code (Title 24, Part 6)  
2019 California Historical Building Code (Title 24, Part 8)  
2019 California Fire Code (Title 24, Part 9) Based on 2018 International Fire Code (ICC)  
2019 California Existing Building Code (Chapter 10) (Title 24, Part 10)  
2019 California Green Building Standards Code (Cal Green) (Title 24, Part 11)  
2019 California Referenced Standards Code (Title 24, Part 12)

The 2019 California Building Standards Code takes effect on January 1, 2020 whether the Board approves the recommend actions or not. Not approving or taking no action would still require the County to enforce the Codes as adopted by the State of California however the County would not have the benefit utilizing appendix chapters or modifying Administrative Standards to meet the operational needs and desires of the department.

## **SUMMARY OF KEY CHANGES TO 2019 CODES**

- The California Energy Code requires solar on all new homes unless you meet the exemption due to excessive shading. (Note: AB 178 exempts fire survivors)
- The California Building Code incorporates the following significant changes:
  1. Definition provided for “Greenhouse” and clarifies various uses and applicable design criteria for uses such as mercantile, educational, public assembly and U occupancy for anything that does not fit in any of the other categories.
  2. Self-Storage facilities are now classified as Group S-1 due to the considerable amount of combustible materials.
  3. Emergency backup power is required in minor surgery centers, dental surgery centers and other facilities where patients may be under sedation.
  4. Business occupant load factors for determining exiting has changed from 100 to 50 for higher density occupancies such as call centers and 150 for less intensive uses.
- The California Residential Code incorporates the following significant changes:
  1. Bedrooms in basements no longer require emergency escape and rescue openings directly to the outside if protected by fire sprinklers and two other means of exit from the basement area exist provide at least one is a legal exit.
  2. Lofts not exceeding 200 sq. ft. may be accessed by ladder.
  3. Interior remodels require smoke and carbon monoxide alarms to be interconnected. The exception allowing single station battery operated devices, no longer exists. Alarms must be either hard-wired or wireless and interconnected.
- The California Electrical Code incorporates the following significant changes:
  1. Article 691 “Large-Scale Photovoltaic (PV) Electric Power Production Facility” is an entirely new article added to this code for large scale solar (over 5000 kw) that is not under the exclusive control of the utility.

2. Article 690 “Solar Photovoltaic (PV) Systems” contains many changes including those for grounding and rapid shutdown requirements.
3. Residential Garages require a minimum of one dedicated 20-amp branch circuit and a minimum of one receptacle outlet is required in each vehicle bay.

## **SUMMARY OF LOCAL AMENDMENTS**

- Appendix Chapters supplementing Parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, and 12 are as previously adopted by the County with the following additions, deletions, and modifications:
  1. Part 2 – Appendix O “Emergency Housing” added
  2. Part 2.5
    - Appendix K “Sound Transmission” added
    - Appendix Q “Tiny Houses” added
    - Appendix R “Light Straw-Clay Construction” added
    - Appendix S “Strawbale Construction” added
    - Appendix V “Swimming Pool Safety Act” added
    - Appendix X “Emergency Housing” added
  3. Part 4 – Appendix D “Fuel Supply: Manufactured/Mobile Home Parks and Recreational Vehicle Parks” deleted
  4. Part 10 – Appendix Chapters deleted
- Administrative amendments that remain the same from prior adoptions include:
  1. References to the 1997 Uniform Housing Code and Abatement of Dangerous Buildings
  2. 1 year limitation on building applications and permits
  3. Transferability of permits
  4. Issuance of a Certificate of Occupancy does not apply to Group R and U occupancies
  5. Authority to disconnect utilities
- New administrative amendments include:
  1. New terminology in the Occupancy and Certificate of Occupancy sections were amended to be consistent with past practices of excluding residential and accessory structures
  2. Edits to several sections of the Residential Code Appendix J for consistency with other adopted codes
  3. Amendment to the Residential Code Appendix V to strengthen and clarify drowning prevention safety features.