

October Stanford / SCC Roundtable

# 2013 California Building Code



Significant Changes



# 2013 California Building Code



- The “Building Code” comprises 11 volumes
- Includes the “Referenced Standards”, which include design standards for steel, concrete, wood, masonry, etc.
- Written by multiple agencies, professional organizations (ICC, IAPMO, NFPA, ACI, AISC, TMS, AF&PA, ASCE)

# 2013 California Building Code

## 2013 CBC .... Chapter 3

- 303.3, 303.6: Commercial kitchens are now considered part of the occupancy (A-2) of restaurants, cafeterias and similar dining facilities. May reduce the requirements for fire separations of kitchens from dining.
- Catering kitchens that are NOT associated with dining facilities in the building are considered “Moderate Hazard Factory, F-1”.



# 2013 California Building Code

## 2013 CBC .... Photovoltaics

- 503.1 – Specifies when PV’s do NOT constitute an additional story or floor area and can exceed the allowable height of a building.
- 602.1 - Specifies when PV supports do NOT need to meet the fire resistance ratings of Chapter 6, Tables 601 and 602.
- 903.3.1.1.1 - Specifies when PV’s do NOT require fire sprinklers underneath.
- 1507.17 – PV’s must meet the general code requirements for roofing materials and rooftop structures.
- 1613.5 – Requirements for Ballasted PV systems
- Energy Code 110.10(a)4 : Buildings 3 stories or less shall be “Solar Ready” for future addition of solar electric or solar water heating systems.



# 2013 California Building Code

## 2013 CBC .... Smoke detection at R-2 Buildings:

- 907.2.9 – “Required smoke alarms in dwelling units and sleeping units in Group R-2 college and university buildings shall be **interconnected** with the fire alarm system in accordance with NFPA 72.” and other requirements.



# 2013 California Building Code

## 2013 CBC .... Energy Code....

- Nonresidential: 47 changes with approximately 30% increase in baseline efficiency requirement.
- Residential: 14 changes with approximately 25% increase in baseline efficiency requirement.
- <http://www.energy.ca.gov/title24/2013standards/>

# 2013 California Building Code

## Chapter 11B (Accessibility)

### *Big Changes!*

- Format – Matches ADA..... Old CBC sections do not exist.
  - i.e. 1134B (existing buildings) → 11B-202.4
- Wording: Wording is taken from ADA, with CA amendments
  - CA more restrictive than ADA; examples:
    - Accessible Showers
    - Existing building requirements
    - Toilet side clearance range (ADA: 16"-18"; CA: 17"-18")
- Equivalent Facilitations
- CBC is still not DOJ Certified as equal to ADA



# 2013 California Building Code

## Chapter 11B (Accessibility)

- Signage
  - “Signs shall comply with Section 11B-703”.
    - Raised characters (tactile letters) shall be sans-serif...  
**Nothing else.**
    - Text requirements: Specific requirements for depths, case, proportions (i.e. based on widths and heights of the letters “O” and “I”), height, stroke thickness, spacing, line spacing.
    - Braille requirements: Dimensions and capitalization, position, installation height and location
  - **ONLY** item in the building code that specifically requires **plan check and inspection** within the text of the code.



# 2013 California Building Code

## Chapter 11B (Accessibility)

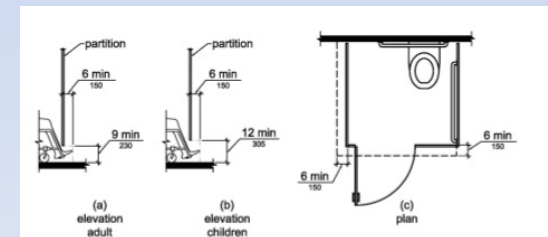
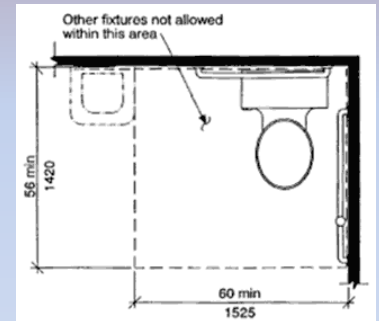
- Parking
  - New Requirements for:
    - Accessible loading zones, when loading zones provided
    - Van Spaces
      - 1 in 6 acc. spaces shall be van spaces (was 1:8)
      - Spaces shall be 12' wide with 5' aisle (Exception: Can be 9' with 8' aisle)
    - Bus Stop requirements... now in the Code

# 2013 California Building Code

## Chapter 11B (Accessibility)

### *Big Changes to Code.... But really not “new”*

- Restrooms
  - Locations of T.P. dispenser changed... existing installations will need to be modified if installed under 2007 CBC or earlier.
  - Fixtures (i.e. Lavatories) cannot be within the 60” wide by 56” deep space at any non-residential water closet. (Big Change!... Single accommodation toilet rooms designed to previous code minimums are now non-compliant
  - Must keep 6” clear toe space beyond at least one side of a toilet compartment that is less than 67” wide
    - Warning: The 60” turning circle **may** go to 66” in future codes. **Don’t design to code minimums if possible**



# 2013 California Building Code

## Chapter 11B (Accessibility)

*Moral of the Story on restrooms:*

*Don't design to code minimums!*

- ADA / CBC *does not have forgiveness* when a specific construction tolerance is given. WC's 18.125" away from wall are Non-Compliant and susceptible to a complaint (i.e. lawsuit) in federal or state court.
- The codes are ever changing and what you build today has the potential of being non-compliant in 3 years... give yourself some flexibility if possible.

# 2013 California Building Code

## Chapter 11B (Accessibility)

### *“Housing at Place of Education”*

- New to the 2010 ADA (effective March 2011) and 2013 CBC
- Question:.... Which do we apply to housing at Stanford?  
Chapter 11A (Private Housing)?  
or  
Chapter 11B (Public Accommodation & Housing at Place of Education)

### **Why is it important?**

Chapter 11A: No upgrades required

Chapter 11B: Full path of travel upgrades and **restroom** upgrades are required, including elevators, with some exceptions.

# 2013 California Building Code

## Chapter 11B (Accessibility) *"Housing at Place of Education"*

The answer was:

### **Both Apply**

Why?

- Private Housing is under the jurisdiction of HCD and the Fair Housing Act, and;
- Universities are a place of public accommodation, along with the housing provided, and are subject to Chapter 11B and the ADA.

See Joint Statement issued by the DOJ and HUD dated April 30, 2013 for more info.