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FAQ'S REGARDING THE NEW 2013 CALIFORNIA BUILDING STANDARDS CODE

Q: ***California Building Standards Code?... What about the new California Building Code?***

A: The California Building Code is just one part of the California Building Standards Code. (See the next question "*WHAT IS THE CALIFORNIA BUILDING STANDARDS CODE?*" for a complete description.

Q: ***What is the California Building Standards Code?***

A: The California Building Standards Code (CBSC) is maintained by the California Building Standards Commission (www.bsc.ca.gov) and contains the codes and laws that regulate the construction of all buildings and structures in the State of California. The CBSC is Title 24 of the California Code of Regulations (CCR) and consists of twelve parts: Six (6) parts are authored by the State of California and six (6) parts are based on model codes that are authored by various model code writing bodies.

The new 2013 California Building Standards Code includes:

→ Part 2, 2013 California Building Code (CBC), which is based on the 2012 International Building Code (IBC) published by the International Code Council (ICC).

→ Part 2.5, 2013 California Residential Code (CRC), which is based on the 2012 International Residential Code (IRC) published by the International Code council (ICC). This is a completely new part of T-24.

→ Part 3, 2013 California Electrical Code (CEC), which is based on the 2011 National Electrical Code (NEC) published by the National Fire Protection Association (NFPA).

→ Part 4, 2013 California Mechanical Code (CMC), which is based on the 2012 Uniform Mechanical Code (UMC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).

→ Part 5, 2013 California Plumbing Code (CPC), which is based on the 2012 Uniform Plumbing Code (UPC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).

→ Part 6, 2013 California Energy Code.

→ Part 9, 2013 California Fire Code (CFC), which is based on the 2012 International Fire Code (IFC) published by the International Code Council (ICC).

→ Part 11, 2013 California Green (*CAL*Green) Building Standards Code.

Q: ***When is the new 2013 California Building Standards Code effective?***

A: The new 2013 California Building Standards Code will become effective January 1, 2014.

→ All *Over-the-Counter* permits issued after January 1, 2014 must comply with the new 2013 California Building Standards Code. (*Over-the-Counter* permits are those types of permits that do not require submittal to the Building Division's plan check process.)

→ All projects submitted for plan check to the Building Division after January 1, 2014 must comply with the new 2013 California Building Standards Code.

Q: ***Will my construction project be affected by the new 2013 California Building Standards Code?***

A: Yes & No… It depends upon the type of project (Over-the-Counter or submitted for plan check to the Building Division) and the date of permit issuance or application for plan check. (See the other questions throughout this handout for additional information.)

Q: ***If a project is submitted for plan check to the Building Division prior to January 1, 2014, what codes are applicable to the project?***

A: The codes applicable to the project will be the 2010 California Building Standards Code (2010 California Building Code, 2010 California Residential Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Fire Code, etc.).

Q: ***Can a project that is submitted for plan check to the Building Division prior to January 1, 2014 be reviewed for compliance with the new 2013 California Building Standards Code?***

A: The Building Division will consider requests to voluntarily utilize the new 2013 California Building Standards Code in lieu of the 2010 California Building Standards Code on a case-by-case basis for projects submitted for plan check on or after December 1, 2013.

Q: ***My application to the Planning Division (Design Review, Administrative Site Plan, Conditional Use Permit, etc.) has been determined to be complete and/or approved prior to January 1, 2014. What codes are applicable to my project?***

A: The submittal/approval dates to/from any other City Department/Division have no bearing on which edition of the California Building Standards Code is applicable to a project. The edition of California Building Standards Code a project must comply with is solely determined by the date of submittal to the Division for plan check.

Q: ***Why did the codes change?***

A: In compliance with State law, the California Building Standards Code is revised and updated every three (3) years. The newest edition of the California Building Standards Code is the 2013 edition with an effective date of January 1, 2014. The City of Folsom is required by State law to enforce the new code.

Q: ***Can specific sections and/or parts from both the old code and the new code be used in the design and construction of a building or structure?***

A: No… A construction project must comply with the code that is applicable to the project. Sections and/or parts from different editions of the codes cannot be used.

Q: ***How will the new 2013 Building Standards Code affect existing approved stock plans?***

A: All existing approved stock plans will expire and become null and void on December 31, 2013. All stock plans will need to be updated to comply with the new 2013 California Building Standards Code and submitted for a new plan check. (See the next question "*HOW WILL APPLICATIONS FOR PLAN CHECK THAT REFERENCE EXISTING APPROVED STOCK PLANS –SINGLE FAMILY DWELLING PHASING PROJECTS, CONDOMINIUM PROJECTS, ETC. – BE AFFECTED BY THE NEW 2013 BUILDING STANDARDS CODE?"* for additional information.)

Q: ***How will applications for plan check that reference existing approved stock plans – Single Family Dwelling phasing projects, condominium projects, etc. – be affected by the new 2013 Building Standards Code?***

A: Which edition of the California Building Standards Code an application for plan check must comply with is solely determined by the date of submittal to the Building Division for plan check.

→ If the application is submitted **before** January 1, 2014 it must comply with the 2010 California Building Standards Code and can reference existing approved stock plans.

→ If the application is submitted **on or after** January 1, 2014 it must comply with the new 2013 California Building Standards Code and cannot reference existing approved stock plans. The application must reference stock plans that have been updated to comply with the new 2013 California Building Standards Code and have been approved by the Building Division.

(See the previous question "*HOW WILL THE NEW 2013 BUILDING STANDARDS CODE AFFECT EXISTING APPROVED STOCK PLANS?*" for additional information.)

Q: ***How will permits that have been issued prior to January 1, 2014 that reference existing approved stock plans –Single Family Dwelling phasing projects, condominium projects, etc. – be affected by the new 2013 Building Standards Code?***

A: The new 2013 California Building Standards Code will not affect a permit that was issued prior to January 1, 2014 as long as the permit does not expire. If a permit issued under the "old" 2010 California Building Standards Code expires, a time extension cannot be granted, and a new permit will need to be obtained to complete the building or work. Before a new permit can be issued the plans must be updated to comply with the new 2013 California Building Standards Code, and submitted for plan check and approved by the Building Division. (See "*IF MY PERMIT WAS ISSUED UNDER THE "OLD" 2010 CALIFORNIA BUILDING STANDARDS CODE, WHEN WILL IT EXPIRE?*" for information regarding when a permit expires.)

Q: ***If my project was permitted under the "old" 2010 California Building Standards Code and I need to revise my approved plans, which edition of the codes will be applicable?***

A: The only answer to this question is: It depends on the type of revisions being made. A simple minor clarification will not necessitate the need to revise the plans to comply with the new 2013 California Building Standards Code. A major change and/or addition to a project will need to comply with the new 2013 California Building Standards Code. Each specific case will need to be reviewed by the Building Division to determine which edition of the California Building Standards Code the revisions must comply with.

Q: ***How can I find out what the changes are from the old code to the new code?***

A: By studying the new codes themselves; buying and studying the various handbooks, training manuals, code change analyses available; and attending classes and training seminars on the new codes offered by various professional organizations: www.iccsafe.org, www.iapmo.org; www.calbo.org, www.svabo.org.

Q: ***If my project is submitted to the Building Division plan check process prior to January 1, 2013, when will my plan check expire?***

A: Applications for plan check for which a permit is not issued within 180 calendar days following the date of initial submission shall expire by limitation and become null and void. If the expiration date is after January 1, 2014, a time extension cannot be granted since the new 2013 California Building Standards Code will have become effective.

Q: ***If my permit was issued under the "old" 2010 California Building Standards Code, when will it expire?***

A: Permits expire by limitation and become null and void, if the building or work authorized by the permit is not commenced within:

→ 180 calendar days from the date of issuance; or

→ If the building or work authorized by the permit does not receive approval of a required inspection at any time after the work is commenced for a period of 180 calendar days; or

If a permit issued under the "old" 2010 California Building Standards Code expires, a time extension cannot be granted, and a new permit will need to be obtained to complete the building or work. Before a new permit can be issued the plans must be updated to comply with the new 2013 California Building Standards Code and submitted for plan check and approved by the Building Division.

Q: ***Where can I find and/or purchase the new 2013 California Building Standards Code?***

A: The new 2013 CBSC is currently available for purchase from technical book stores or directly from the International Code Council, at www.iccsafe.org.

As of January 1, 2014, the new 2013 California Building Standards Code, as adopted by the City of Folsom, will be available for public inspection in the Building Division.

Q: ***Was the 2012 International Residential Code adopted as part of the new 2013 California Building Standards Code?***

A: Yes… The 2012 International Residential (IRC) is the base document for the 2013 California Residential Code, which was adopted as Part 2.5 of Title 24 of the California code of Regulations.