

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE CHAPTER 11 – ADDITIONS

**(Matrix Adoption Tables are nonregulatory, intended only as an aid
See [Chapter 1](#) for state agency authority and building applic**

Adopting Agency	BSC	BSC- CG	SFM	HCD			DSA			OSHPD					BSI	
				1	2	1/AC	AC	SS	SS/CC	1	1R	2	3	4		5
Adopt Entire Chapter																
Adopt Entire Chapter as amended (amended sections listed below)			X													
Adopt only those sections that are listed below																
Chapter / Section																
1101.1			X													
1102.2			X													
1102.4			X													

The state agency does not adopt sections identified with the following symbol: †
The Office of the State Fire Marshal’s adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to [Section 1.11](#).

CHAPTER 11 ADDITIONS

User note:

About this chapter: *Chapter 11 provides the requirements for additions, which correlate to the code requirements for new construction. There are, however, some exceptions that are specifically stated within this chapter. An “Addition” is defined in [Chapter 2](#) as “an extension or increase in the floor area, number of stories or height of a building or structure.” [Chapter 11](#) contains the minimum requirements for an addition that is not separated from the existing building by a fire wall.*

SECTION 1101 GENERAL

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1101.1 Scope.

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An addition to a building or structure shall comply with the *California Building Standards Codes* as adopted for new construction without requiring the existing building or structure to comply with any requirements of those codes or of these provisions, except as required by this **chapter**. *Where an addition or alteration impacts the existing building or structure, the result of the addition or alteration shall not put the existing building or structure out of compliance with the California Building or Residential Code as applicable. The provisions of height and area of the California Building or Residential Code shall apply to the entire existing building with the additions.*

1101.2 Creation or extension of nonconformity.

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An addition shall not create or extend any nonconformity in the existing building to which the addition is being made with regard to accessibility, structural strength, fire safety, means of egress or the capacity of mechanical, plumbing or electrical systems.

1101.3 Other work.

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Any repair or alteration work within an existing building to which an addition is being made shall comply with the applicable requirements for the work as classified in Chapter 6.

1101.4 Enhanced classroom acoustics.

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In Group E occupancies, enhanced classroom acoustics shall be provided in all classrooms in the addition with a volume of 20,000 cubic feet (565 m³) or less. Enhanced classroom acoustics shall comply with the reverberation time in Section 808 of ICC A117.1.

SECTION 1102 HEIGHTS AND AREAS

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1102.1 Height limitations.

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An addition shall not increase the height of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the *California Building Code* for new buildings.

1102.2 Area limitations.

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An addition shall not increase the area of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the *California Building Code* for new buildings unless fire separation as required by the *California Building Code* is provided.

1102.3 Fire protection systems.

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Existing fire areas increased by the addition shall comply with Chapter 9 of the *California Building Code*.

1102.4 Systems out of service.

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*Existing fire alarm and detection systems shall be maintained in accordance with Section 901.7 of the *California Fire Code*. Site fire protection during construction shall be in accordance with Chapter 33 of the *California Building and California Fire Codes*.*

SECTION 1103 STRUCTURAL

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[BS] 1103.1 Additional gravity loads.

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Any existing gravity load-carrying structural element for which an addition and its related alterations cause an increase in design dead, live or snow load, including snow drift effects, of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the *California Building Code* for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the addition and its related alterations shall be considered to be an altered element subject to the requirements of [Section 805.2](#). Any existing element that will form part of the lateral load path for any part of the addition shall be considered to be an existing lateral load-carrying structural element subject to the requirements of [Section 1103.3](#).

Exception: Buildings of Group R occupancy with not more than five dwelling units or sleeping units used solely for residential purposes where the existing building and the addition together comply with the conventional lightframe construction methods of the *California Building Code* or the provisions of the *California Residential Code*.

[BS] 1103.2 Lateral force-resisting system.

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Where the addition is structurally independent of the existing structure, existing lateral load-carrying structural elements shall be permitted to remain unaltered. Where the addition is not structurally independent of the existing structure, the existing structure and its addition acting together as a single structure shall meet the requirements of [Sections 1609](#) and [1613](#) of the *California Building Code* using full seismic forces.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the existing building and the addition comply with the conventional light-frame construction methods of the *California Building Code* or the provisions of the *California Residential Code*.
2. Any existing lateral load-carrying structural element whose demand-capacity ratio with the addition considered is not more than 10 percent greater than its demand-capacity ratio with the addition ignored shall be permitted to remain unaltered. For purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces in accordance with [Sections 1609](#) and [1613](#) of the *California Building Code*. For purposes of this exception, comparisons of demand-capacity ratios and calculation of design lateral loads, forces and capacities shall account for the cumulative effects of additions and alterations since original construction.

[BS] 1103.3 Flood hazard areas.

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Additions and foundations in flood hazard areas shall comply with the following requirements:

1. For horizontal additions that are structurally interconnected to the existing building:
 - 1.1. If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with [Section 1612](#) of the *California Building Code*, or [Section R322](#) of the *California Residential Code*, as applicable.

- 1.2. If the addition constitutes substantial improvement, the existing building and the addition shall comply with Section 1612 of the California Building Code, or Section R322 of the California Residential Code, as applicable.
2. For horizontal additions that are not structurally interconnected to the existing building:
 - 2.1. The addition shall comply with Section 1612 of the California Building Code, or Section R322 of the California Residential Code, as applicable.
 - 2.2. If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with Section 1612 of the California Building Code, or Section R322 of the California Residential Code, as applicable.
3. For vertical additions and all other proposed work that, when combined, constitute substantial improvement, the existing building shall comply with Section 1612 of the California Building Code, or Section R322 of the California Residential Code, as applicable.
4. For a raised or extended foundation, if the foundation work and all other proposed work, when combined, constitute substantial improvement, the existing building shall comply with Section 1612 of the California Building Code, or Section R322 of the California Residential Code, as applicable.
5. For a new foundation or replacement foundation, the foundation shall comply with Section 1612 of the California Building Code, or Section R322 of the California Residential Code, as applicable.