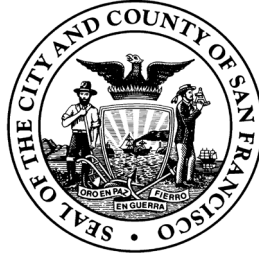


BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Patrick O’Riordan, Director, Department of Building Inspection
Sonya Harris, Secretary, Building Inspection Commission

FROM: John Carroll, Assistant Clerk
Land Use and Transportation Committee

DATE: October 23, 2024

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors’ Land Use and Transportation Committee has received the following legislation, introduced by the Building Inspection Commission on October 15, 2024:

File No. 241005

Ordinance adopting Chapters 6 through 11 of the 2022 California Existing Building Code; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department’s determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

The proposed ordinance is being transmitted pursuant to Charter, Section D3.750-5, for public hearing and recommendation. It is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission’s recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: john.carroll@sfgov.org.

c:
Office of Chair Melgar
Tate Hanna, Department of Building Inspection
Patty Lee, Department of Building Inspection

1 [Existing Building Code - Adoption of Chapters 6 through 11]

2

3 **Ordinance adopting Chapters 6 through 11 of the 2022 California Existing Building**
 4 **Code; adopting findings of local conditions under the California Health and Safety**
 5 **Code; affirming the Planning Department’s determination under the California**
 6 **Environmental Quality Act; and directing the Clerk of the Board of Supervisors to**
 7 **forward this Ordinance to the California Building Standards Commission upon final**
 8 **passage.**

9

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 13 **Board amendment additions** are in double-underlined Arial font.
 14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 15 **Asterisks (* * * *)** indicate the omission of unchanged Code
 16 subsections or parts of tables.

14

15 Be it ordained by the People of the City and County of San Francisco:

16

17 Section 1. General Findings.

18 (a) The Planning Department has determined that the actions contemplated in this
 19 ordinance comply with the California Environmental Quality Act (California Public Resources
 20 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 21 Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms
 22 this determination.

23 (b) On _____, the Building Inspection Commission considered this
 24 ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building
 25 Code Section 104A.2.11.1.1.

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Section 2. Findings Regarding Local Conditions.

(a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that local jurisdictions may enact more restrictive building standards than those contained in the California Building Code, provided that the local jurisdictions make express findings that each change or modification is reasonably necessary because of local climate, geologic, or topographical conditions and that the local jurisdictions file the local amendments and required findings with the California Building Standards Commission before the local changes or modifications can go into effect.

(b) The Board of Supervisors hereby finds and declares that the following amendments to the San Francisco Building Code are reasonably necessary because of local climatic, topological, and geological conditions as discussed below.

(1) San Francisco’s high population density in buildings concentrated on small lots in areas with high winds results in significant fire risk to human life and property. It is necessary and appropriate to adopt safety measures that reduce cumulative fire risk from existing buildings across the City.

(2) San Francisco’s geologic and topographic conditions produce increased risk for earthquake-induced failure and consequent fire due to local hazardous seismic microzones, slide areas, and local liquefaction hazards. It is necessary and appropriate to reduce seismic risk and increase resiliency by adopting attainable measures that improve existing buildings.

Section 3. Adoption of Chapters 6 through 11 of the 2022 California Existing Building Code. Chapters 6 through 11 of the 2022 California Existing Building Code are hereby adopted without amendment and added to the San Francisco Existing Building Code. Copies

1 of Chapters 6 through 11 of the 2022 California Existing Building Code are on file with the
2 Clerk of the Board of Supervisors in Board File No. _____ and are incorporated into
3 this ordinance by reference as though fully set forth herein.
4

5 Section 4. Effective Date. This ordinance shall become effective 30 days after
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
8 of Supervisors overrides the Mayor's veto of the ordinance.
9

10 Section 5. Directions to Clerk. Upon final passage of this ordinance, the Clerk of the
11 Board of Supervisors is hereby directed to transmit this ordinance to the California Building
12 Standards Commission pursuant to the applicable provisions of State law.
13
14

15 APPROVED AS TO FORM:
16 DAVID CHIU, City Attorney

17 By: /s/ Robb Kapla
18 ROBB KAPLA
19 Deputy City Attorney

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LEGISLATIVE DIGEST

[Existing Building Code - Adoption of Chapters 6 through 11]

Ordinance adopting Chapters 6 through 11 of the 2022 California Existing Building Code; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department’s determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this ordinance to the California Building Standards Commission upon final passage.

Existing Law

The San Francisco Existing Building Code includes the 2022 California Existing Building Code from Chapter 1 through Chapter 5 with some local amendments.

Amendments to Current Law

The Proposed Legislation would adopt Chapters 6 through 11 of the 2022 California Existing Building Code without any local amendments to the San Francisco Existing Building Code.

Background Information

In June of 2023, the California Building Standards Commission (“BSC”) added Chapters 6 through 11 to the Existing Building Code to provide alternative compliance methods for, among other things, adaptive reuse and conversion of underused existing buildings. On July 1, 2024, the State Fire Marshal adopted the chapters, the BSC has not formally adopted the chapters. The Proposed Legislation follows the State Fire Marshal’s lead by adopting these optional chapters to the San Francisco Existing Building Code.

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CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE CHAPTER 6 – CLASSIFICATION OF WORK

(Matrix Adoption Tables are nonregulatory, intended only as an aid to interpretation. See Chapter 1 for state agency authority and building application.)

Adopting Agency	BSC	BSC- CG	SFM	HCD			DSA			OSHPD					
				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															
<u>601.1</u>			X												
<u>601.1.1</u>			X												
<u>607.1</u>			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 6 CLASSIFICATION OF WORK

User note:

About this chapter: *Chapter 6 provides an overview of the Work Area Method available as an option for rehabilitation of a building. The chapter defines the different classifications of alterations and provides general requirements for alterations, change of occupancy, additions and historic buildings. Detailed requirements for all of these are given in [Chapters 7 through 11](#).*

SECTION 601 GENERAL

apps

601.1 Scope.

The provisions of this chapter shall be used in conjunction with [Chapters 7 through 11](#) and shall apply to the alteration, addition and change of occupancy of existing structures, including moved structures, as referenced in [Section 301.3.2](#). The work performed on an existing building

apps

shall be **classified in accordance with this chapter. Historic buildings and structures shall comply with Part 8, Title 24, C.C.R.**

Exceptions:

1. **[SFM]** Use of **Chapters 6–11** is not permitted in **H, I and L, R-2.1, R-3.1** occupancies and high-rise buildings.
2. **[BSC]** Use of **Chapters 6–11** is not permitted in occupancies, buildings and applications regulated by Building Standards Commission and listed in **Section 1.2**.

601.1.1 Compliance with other alternatives.

apps

Alterations, additions and changes of occupancy to existing structures **shall comply with the provisions of Chapters 7 through 11** or with one of the alternatives provided in **Section 301.3**.

601.2 Work area.

apps

The work area, as defined in **Chapter 2**, shall be identified on the construction documents.

**SECTION 602
ALTERATION—LEVEL 1**

apps

602.1 Scope.

apps

Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment or fixtures using new materials, elements, equipment or fixtures that serve the same purpose.

602.2 Application.

apps

Level 1 alterations shall comply with the provisions of **Chapter 7**.

**SECTION 603
ALTERATION—LEVEL 2**

apps

603.1 Scope.

apps

Level 2 alterations include the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment, and shall apply where the work area is equal to or less than 50 percent of the building area.

Exception: The movement or addition of nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height shall not be considered a Level 2 alteration.

603.2 Application.

apps

Level 2 alterations shall comply with the provisions of **Chapter 7** for Level 1 alterations as well as the provisions of **Chapter 8**.

SECTION 604 ALTERATION—LEVEL 3

apps

604.1 Scope.

Level 3 alterations apply where the work area exceeds 50 percent of the building area.

apps

604.2 Application.

Level 3 alterations shall comply with the provisions of Chapters 7 and 8 for Level 1 and 2 alterations, respectively, as well as the provisions of Chapter 9.

apps

SECTION 605 CHANGE OF OCCUPANCY

apps

605.1 Scope.

Change of occupancy provisions apply where the activity is classified as a change of occupancy as defined in Chapter 2.

apps

605.2 Application.

Changes of occupancy shall comply with the provisions of Chapter 10.

apps

SECTION 606 ADDITIONS

apps

606.1 Scope.

Provisions for additions shall apply where work is classified as an addition as defined in Chapter 2.

apps

606.2 Application.

Additions to existing buildings shall comply with the provisions of Chapter 11.

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SECTION 607 HISTORIC BUILDINGS

apps

607.1 Scope.

The provisions of the California Historical Building Code (Part 8, Title 24, C.C.R) shall apply to qualified historical buildings or properties.

apps

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE CHAPTER 7 – ALTERATIONS—LEVEL 1

**(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					
				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															
701.1			X												
702.7			X												
703.2			X												
703.2.1			X												
703.2.2			X												
703.3			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 7 ALTERATIONS—LEVEL 1

User note:

About this chapter: [Chapter 7](#) provides the technical requirements for those existing buildings that undergo Level 1 alterations as described in [Section 603](#), which includes replacement or covering of existing materials, elements, equipment or fixtures using new materials for the same purpose. This chapter, similar to other chapters of this code, covers all building-related subjects, such as structural, mechanical, plumbing, electrical and accessibility as well as the fire and life safety issues when the alterations are classified as Level 1. The purpose of this chapter is to provide detailed requirements and provisions to identify the required improvements in the existing building elements, building spaces and building structural system. This chapter is distinguished from [Chapters 8](#) and [9](#) by involving only replacement of building components with new components. In contrast,

Level 2 alterations involve more space reconfiguration, and Level 3 alterations involve more extensive space reconfiguration, exceeding 50 percent of the building area.

SECTION 701 GENERAL

apps

701.1 Scope.

apps

Level 1 alterations as described in [Section 602](#) shall comply with the requirements of this chapter. *Alterations to historic buildings and structures shall comply with Part 8, Title 24, C.C.R.*

701.2 Conformance.

apps

An existing building or portion thereof shall not be altered such that the building becomes less safe than its existing condition.

Exception: Where the current level of safety or sanitation is proposed to be reduced, the portion altered shall conform to the requirements of the *California Building Code*.

[BS] 701.3 Flood hazard areas.

apps

In flood hazard areas, alterations that constitute substantial improvement shall require that the building comply with [Section 1612](#) of the *California Building Code*, or [Section R322](#) of the *California Residential Code*, as applicable.

SECTION 702 BUILDING ELEMENTS AND MATERIALS

apps

702.1 Interior finishes.

apps

Newly installed interior wall and ceiling finishes shall comply with [Chapter 8](#) of the *California Building Code*.

702.2 Interior floor finish.

apps

New interior floor finish, including new carpeting used as an interior floor finish material, shall comply with [Section 804](#) of the *California Building Code*.

702.3 Interior trim.

apps

Newly installed interior trim materials shall comply with [Section 806](#) of the *California Building Code*.

702.4 Window opening control devices on replacement windows.

apps

In Group R-2 or R-3 buildings containing dwelling units and one- and two-family dwellings and townhouses regulated by the *California Residential Code*, window opening control devices complying with [ASTM F2090](#) shall be installed where an existing window is replaced and where all of the following apply to the replacement window:

1. The window is operable.
2. One of the following applies:
 - 2.1. The window replacement includes replacement of the sash and frame.
 - 2.2. The window replacement includes the sash only where the existing frame remains.
3. One of the following applies:
 - 3.1. In Group R-2 or R-3 buildings containing dwelling units, the bottom of the clear opening of the window opening is at a height less than 36 inches (915 mm) above the finished floor.
 - 3.2. In one- and two-family dwellings and townhouses regulated by the *California Residential Code*, the bottom of the clear opening of the window opening is at a height less than 24 inches (610 mm) above the finished floor.
4. The window will permit openings that will allow passage of a 4-inch-diameter (102 mm) sphere when the window is in its largest opened position.
5. The vertical distance from the bottom of the clear opening of the window opening to the finished grade or other surface below, on the exterior of the building, is greater than 72 inches (1829 mm).

Exception: Operable windows where the bottom of the clear opening of the window opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below, on the exterior of the room, space or building, and that are provided with window fall prevention devices that comply with ASTM F2006.

702.5 Replacement window for emergency escape and rescue openings.

apps

Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies and one- and two-family dwellings and townhouses regulated by the *California Residential Code*, replacement windows shall be exempt from the requirements of [Section 1031.3](#) of the *California Building Code* and [Section R310.2](#) of the *California Residential Code*, provided that the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. Where the replacement window is part of a change of occupancy it shall comply with [Section 1011.5.6](#).

702.5.1 Control devices.

apps

Window opening control devices or fall prevention devices complying with [ASTM F2090](#) shall be permitted for use on windows required to provide emergency escape and rescue openings. After operation to release the control device allowing the window to fully open, the control device shall not reduce the net clear opening area of the window unit. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

702.6 Bars, grilles, covers or screens.

apps

Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosure or window wells that serve such openings, provided all of the following conditions are met:

1. The minimum net clear opening size complies with the code that was in effect at the time of construction.

2. Such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.
3. Where such devices are installed, they shall not reduce the net clear opening of the emergency escape and rescue openings.
4. Smoke alarms shall be installed in accordance with [Section 907.2.11](#) of the *California Building Code*.

702.7 Materials and methods.

apps

New work shall comply with the materials and methods requirements in the [California Building Code](#), [California Energy Code](#), [California Mechanical Code](#) and [California Plumbing Code](#), as applicable, that specify material standards, detail of installation and connection, joints, penetrations and continuity of any element, component or system in the building.

**SECTION 703
FIRE PROTECTION**

apps

703.1 General.

apps

Alterations shall be done in a manner that maintains the level of fire protection provided.

703.2 Fire alarm and detection.

apps

703.2.1

apps

Replacement devices, combinations of devices, appliances, and equipment shall be listed and approved.

703.2.2 Systems out of service.

apps

Existing fire alarm and detection systems shall be maintained in accordance with [Section 901.7](#) of the California Fire Code, C.C.R. Title 24, Part 9.

703.3 Construction in existing buildings.

apps

On-site fire protection during construction shall be in accordance with [Chapter 33](#) of the California Building Code, C.C.R. Title 24, Part 2, and California Fire Code, C.C.R. Title 24, Part 9.

**SECTION 704
MEANS OF EGRESS**

apps

704.1 General.

apps

Alterations shall be done in a manner that maintains the level of protection provided for the means of egress.

704.2 Casework.

apps

Addition, alteration or reconfiguration of nonfixed and movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) in height shall maintain the required means of egress path.

704.3 Locking arrangements in educational occupancies.

apps

In Group E occupancies, Group B educational occupancies and Group I-4 occupancies, egress doors with locking arrangements designed to keep intruders from entering the room shall comply with [Section 1010.2.8](#) of the *California Building Code*.

SECTION 705 REROOFING

apps

[BS] 705.1 General.

apps

Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of [Chapter 15](#) of the *California Building Code*.

Exceptions:

1. Roof replacement or roof recover of existing low-slope roof coverings shall not be required to meet the minimum design slope requirement of $\frac{1}{4}$ unit vertical in 12 units horizontal (2-percent slope) in [Section 1507](#) of the *California Building Code* for roofs that provide positive roof drainage.
2. Recovering or replacing an existing roof covering shall not be required to meet the requirement for secondary (emergency overflow) drains or scuppers in [Section 1502](#) of the *California Building Code* for roofs that provide for positive roof drainage. For the purposes of this exception, existing secondary drainage or scupper systems required in accordance with this code shall not be removed unless they are replaced by secondary drains or scuppers designed and installed in accordance with [Section 1502](#) of the *California Building Code*.

[BS] 705.2 Roof replacement.

apps

Roof replacement shall include the removal of all existing layers of roof coverings down to the roof deck.

Exception: Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with [Section 1507](#) of the *California Building Code*.

[BS] 705.2.1 Roof recover.

apps

The installation of a new roof covering over an existing roof covering shall be permitted where any of the following conditions occur:

1. The new roof covering is installed in accordance with the roof covering manufacturer's approved instructions.
2. Complete and separate roofing systems, such as standing-seam metal roof panel systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in

accordance with [Section 705.3](#).

4. The application of a new protective roof coating over an existing protective roof coating, a metal roof panel, built-up roof, spray polyurethane foam roofing system, metal roof shingles, mineral-surfaced roll roofing, modified bitumen roofing or thermoset and thermoplastic single-ply roofing shall be permitted without tear off of existing roof coverings.

[BS] 705.2.1.1 Exceptions.

apps

A roof recover shall not be permitted where any of the following conditions occur:

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

[BS] 705.3 Roof recovering.

apps

Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.

[BS] 705.4 Reinstallation of materials.

apps

Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars and metal counterflashings shall not be reinstalled where rusted, damaged or deteriorated. Existing ballast that is damaged, cracked or broken shall not be reinstalled. Existing aggregate surfacing materials from built-up roofs shall not be reinstalled.

[BS] 705.5 Flashings.

apps

Flashings shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.

SECTION 706 STRUCTURAL

apps

[BS] 706.1 General.

apps

Where alteration work includes replacement of equipment that is supported by the building or where a reroofing permit is required, the provisions of this section shall apply.

[BS] 706.2 Addition or replacement of roofing or replacement of equipment.

apps

Any existing gravity load-carrying structural element for which an alteration causes 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.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the altered building complies with the conventional light-frame construction methods of the *California Building Code* or the provisions of the *California Residential Code*.
2. Buildings in which the increased dead load is due entirely to the addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m²) or less over an existing single layer of roof covering.

[BS] 706.3 Additional requirements for reroof permits.

apps

The requirements of this section shall apply to alteration work requiring reroof permits.

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[BS] 706.3.1 Bracing for unreinforced masonry bearing wall parapets.

Where a permit is issued for reroofing for more than 25 percent of the roof area of a building assigned to Seismic Design Category D, E or F that has parapets constructed of unreinforced masonry, the work shall include installation of parapet bracing unless an evaluation demonstrates compliance of such items.

Reduced seismic forces shall be permitted.

[BS] 706.3.2 Roof diaphragms resisting wind loads in high-wind regions. apps

Where roofing materials are removed from more than 50 percent of the roof diaphragm or section of a building located where the ultimate design wind speed, *Vult*, determined in accordance with [Figure 1609.3\(1\)](#) of the *California Building Code*, is greater than 130 mph (58 m/s), roof diaphragms, connections of the roof diaphragm to roof framing members, and roof-to-wall connections shall be evaluated for the wind loads specified in the *California Building Code*, including wind uplift. If the diaphragms and connections in their current condition are not capable of resisting 75 percent of those wind loads, they shall be replaced or strengthened in accordance with the loads specified in the *California Building Code*.

Exception: Buildings that have been demonstrated to comply with the wind load provisions in [ASCE 7-88](#) or later editions.

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE CHAPTER 8 – ALTERATIONS—LEVEL 2

***(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						
				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																
<u>802.2.1</u>			X													
<u>803.2</u>			X													
<u>803.3</u>			X													
<u>803.4</u>			X													
<u>803.4.1</u>			X													
<u>804.3</u>			X													
<u>804.4.1.2</u>			X													
<u>804.4.1.2.1</u>			X													
<u>804.5.3</u>			X													
<u>804.5.4.1</u>			X													
<u>804.6.1</u>			X													
<u>804.6.2</u>			X													
<u>804.7</u>			X													
<u>804.10</u>			X													
<u>804.10.1</u>			X													
<u>804.11</u>			X													
<u>806.2</u>			X													
<u>806.3</u>			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 8 ALTERATIONS—LEVEL 2

User note:

About this chapter: Like Chapter 7, the purpose of this chapter is to provide detailed requirements and provisions to identify the required improvements in the existing building elements, building spaces and building structural system when a building is being altered. This chapter is distinguished from Chapters 7 and 9 by involving space reconfiguration that could be up to and including 50 percent of the area of the building. In contrast, Level 1 alterations (Chapter 7) do not involve space reconfiguration, and Level 3 alterations (Chapter 9) involve extensive space reconfiguration that exceeds 50 percent of the building area. Depending on the nature of alteration work, its location within the building, and whether it encompasses one or more tenants, improvements and upgrades could be required for the open floor penetrations, sprinkler system or the installation of additional means of egress such as stairs or fire escapes.

SECTION 801 GENERAL

apps

801.1 Scope.

apps

Level 2 alterations as described in Section 603 shall comply with the requirements of this chapter.

Exception: Buildings in which the reconfiguration is exclusively the result of compliance with the accessibility requirements of Section 306.7.1 shall be permitted to comply with Chapter 7.

801.2 Alteration Level 1 compliance.

apps

In addition to the requirements of this chapter, all work shall comply with the requirements of Chapter 7.

801.3 System installations.

apps

Requirements related to work area are not applicable where the Level 2 alterations are limited solely to one or more of the following:

1. Mechanical systems, electrical systems, fire protection systems and abatement of hazardous materials.
2. Windows, hardware, operating controls, electrical outlets and signs.
3. Alterations undertaken for the primary purpose of increasing the accessibility of a facility.

801.4 Compliance.

apps

New construction elements, components, systems and spaces shall comply with the requirements of the California Building Code.

Exceptions:

1. Where windows are added they are not required to comply with the light and ventilation requirements of the *California Building Code*.
2. Newly installed electrical equipment shall comply with the requirements of Section 806.
3. The length of dead-end corridors in newly constructed spaces shall only be required to comply with the provisions of Section 804.7.
4. The minimum ceiling height of the newly created habitable and occupiable spaces and corridors shall be 7 feet (2134 mm).
5. Where provided in below-grade transportation stations, existing and new escalators shall be permitted to have a clear width of less than 32 inches (815 mm).
6. New structural members and connections shall be permitted to comply with alternative design criteria in accordance with Section 302.

SECTION 802 BUILDING ELEMENTS AND MATERIALS

apps

802.1 Scope.

apps

The requirements of this section are limited to work areas in which Level 2 alterations are being performed and shall apply beyond the work area where specified.

802.2 Vertical openings.

apps

Existing vertical openings shall comply with the provisions of Sections 802.2.1, 802.2.2 and 802.2.3.

802.2.1 Existing vertical openings.

apps

Existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire-resistance rating of not less than 1 hour with approved opening protectives.

Exceptions:

1. Where vertical opening enclosure is not required by the *California Building Code* or the *California Fire Code*.
2. Interior vertical openings other than stairways may be blocked at the floor and ceiling of the work area by installation of not less than 2 inches (51 mm) of solid wood or equivalent construction.
3. The enclosure shall not be required where:
 - 3.1. Connecting the main floor and mezzanines; or
 - 3.2. All of the following conditions are met:
 - 3.2.1. The communicating area has a low-hazard occupancy or has a moderate-hazard occupancy that is protected throughout by an automatic sprinkler system.
 - 3.2.2. The lowest or next-to-the-lowest level is a street floor.
 - 3.2.3. The entire area is open and unobstructed in a manner such that it is reasonable to assume that a fire in any part of the interconnected spaces will be readily obvious to all of the occupants.
 - 3.2.4. Exit capacity is sufficient to provide egress simultaneously for all occupants of all levels by considering all areas to be a single floor area for the determination of required exit capacity.

3.2.5. Each floor level, considered separately, has not less than one-half of its individual required exit capacity provided by an exit or exits leading directly out of that level without having to traverse another communicating floor level or be exposed to the smoke or fire spreading from another communicating floor level.

4. *Reserved.*

5. In Group B occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in [Section 802.2.1](#), shall not be required in the following locations:

5.1. Buildings not exceeding 3,000 square feet (279 m²) per floor.

5.2. Buildings protected throughout by an approved automatic fire sprinkler system.

6. In Group E occupancies, the enclosure shall not be required for vertical openings not exceeding **two stories where the building is protected** throughout by an approved automatic fire sprinkler system.

7. In Group F occupancies, the enclosure shall not be required in the following locations:

7.1. **Vertical openings not exceeding two** stories.

7.2. Special-purpose occupancies where necessary for manufacturing operations and direct access is provided to not fewer than one protected stairway.

7.3. Buildings protected throughout by an approved automatic sprinkler system.

8. *Reserved.*

9. In Group M occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in [Section 802.2.1](#), shall not be required in the following locations:

9.1. Openings connecting only two floor levels.

9.2. Occupancies protected throughout by an approved automatic sprinkler system.

10. *Reserved.*

11. *Reserved.*

12. One- and two-family dwellings.

13. Group S occupancies where connecting not more than two floor levels or where connecting not more than three floor levels and the structure is equipped throughout with an approved automatic sprinkler system.

14. Group S occupancies where vertical opening protection is not required for open parking garages and ramps.

802.2.2 Supplemental shaft and floor opening enclosure requirements. apps

Where the work area on any floor exceeds 50 percent of that floor area, the enclosure requirements of [Section 802.2](#) shall apply to vertical openings other than stairways throughout the floor.

Exception: Vertical openings located in tenant spaces that are entirely outside the work area.

802.2.3 Supplemental stairway enclosure requirements. apps

Where the work area on any floor exceeds 50 percent of that floor area, stairways that are part of the means of egress serving the work area shall, at a minimum, be enclosed with smoke-tight

construction on the highest work area floor and all floors below.

Exception: Where stairway enclosure is not required by the California Building Code or the California Fire Code.

802.3 Smoke compartments.

apps

In Group I-2 occupancies where the work area is on a story used for sleeping rooms for more than 30 care recipients, the story shall be divided into not less than two compartments by smoke barrier walls in accordance with Section 407.5 of the California Building Code as required for new construction.

802.4 Interior finish.

apps

The interior finish and trim of walls and ceilings in exits and corridors in any work area shall comply with the requirements of the California Building Code.

Exception: Existing materials that do not comply with the requirements of the California Building Code shall be permitted to be treated with an approved fire-retardant coating in accordance with the manufacturer's instructions to achieve the required classification. Compliance with this section shall be demonstrated by testing the fire-retardant coating on the same material and achieving the required performance. Where the same material is not available, testing on a similar material shall be permitted.

802.4.1 Supplemental interior finish requirements.

apps

Where the work area on any floor exceeds 50 percent of the floor area, Section 802.4 shall apply to the interior finish and trim in exits and corridors serving the work area throughout the floor.

Exception: Interior finish within tenant spaces that are entirely outside the work area.

802.5 Guards.

apps

The requirements of Sections 802.5.1 and 802.5.2 shall apply in all work areas.

802.5.1 Minimum requirement.

apps

Every portion of a floor, such as a balcony or a loading dock, that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

802.5.2 Design.

apps

Where there are no guards or where existing guards must be replaced, the guards shall be designed and installed in accordance with the California Building Code.

802.6 Fire-resistance ratings.

apps

Where approved by the code official, buildings where an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the California Building Code has been added, and the building is now sprinklered throughout, the required fire-resistance ratings of building elements and materials shall be permitted to meet the requirements of the current building code. The building is required to meet the other applicable requirements of the California Building Code.

Plans, investigation and evaluation reports, and other data shall be submitted indicating which building elements and materials the applicant is requesting the code official to review and approve for determination of applying the current building code fire-resistance ratings. Any special construction features, including fire-resistance-rated assemblies and smoke-resistive assemblies, conditions of occupancy, means-of-egress conditions, fire code deficiencies, approved modifications or approved alternative materials, design and methods of construction, and equipment applying to the building that impact required fire-resistance ratings shall be identified in the evaluation reports submitted.

SECTION 803 FIRE PROTECTION

apps

803.1 Scope.

apps

The requirements of this section shall be limited to work areas in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.

803.1.1 Corridor ratings.

apps

Where an approved automatic sprinkler system is installed throughout the story, the required fire-resistance rating for any corridor located on the story shall be permitted to be reduced in accordance with the *California Building Code*. In order to be considered for a corridor rating reduction, such system shall provide coverage for the stairway landings serving the floor and the intermediate landings immediately below.

803.2 Automatic sprinkler systems.

apps

Automatic sprinkler systems shall be provided in accordance with the requirements of [Section 903 of the California Building and California Fire Codes](#).

803.3

Reserved.

apps

803.4 Fire alarm and detection.

apps

An approved fire alarm system shall be installed in accordance with *California Fire Code Sections 907 and 1103.7*.

803.4.1 Systems out of service.

apps

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 804 MEANS OF EGRESS

apps

804.1 Scope.

apps

The requirements of this section shall be limited to work areas that include exits or corridors shared by more than one tenant within the work area in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.

804.2 General.

apps

The means of egress shall comply with the requirements of this section.

Exceptions:

1. Where the work area and the means of egress serving it complies with NFPA 101.
2. Means of egress complying with the requirements of the building code under which the building was constructed shall be considered to be compliant means of egress if, in the opinion of the code official, they do not constitute a distinct hazard to life.

804.3*Reserved.*

apps

804.4 Number of exits.

apps

The number of exits shall be in accordance with Sections 804.4.1 through 804.4.3.

804.4.1 Minimum number.

apps

Every story utilized for human occupancy on which there is a work area that includes exits or corridors shared by more than one tenant within the work area shall be provided with the minimum number of exits based on the occupancy and the occupant load in accordance with the California Building Code. In addition, the exits shall comply with Sections 804.4.1.1 and 804.4.1.2.

804.4.1.1 Single-exit buildings.

apps

A single exit or access to a single exit shall be permitted from spaces, any story or any occupied roof where one of the following conditions exists:

1. The occupant load, number of dwelling units and exit access travel distance do not exceed the values in Table 804.4.1.1(1) or Table 804.4.1.1(2).
2. In Group R-1 or R-2, buildings without an approved automatic sprinkler system, individual single-story or multiple-story dwelling or sleeping units shall be permitted to have a single exit or access to a single exit from the dwelling or sleeping unit provided one of the following criteria are met:
 - 2.1. The occupant load is not greater than 10 and the exit access travel distance within the unit does not exceed 75 feet (22 860 mm).
 - 2.2. The building is not more than three stories in height; all third-story space is part of dwelling with an exit access doorway on the second story; and the portion of the exit access travel distance from the door to any habitable room within any such unit to the unit entrance doors does not exceed 50 feet (15 240 mm).
3. In buildings of Group R-2 occupancy of any number of stories with not more than four dwelling units per floor served by an interior exit stairway; with a

smokeproof enclosure in accordance with [Sections 909.20](#) and [1023.12](#) of the *California Building Code* or an exterior stairway as an exit; and where the portion of the exit access travel distance from the dwelling unit entrance door to the exit is not greater than 20 feet (6096 mm).

TABLE 804.4.1.1(1)
STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES

apps

STORY	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS
Basement, first or second story above grade plane	R-2 ^a	4 dwelling units
Third story above grade plane and higher	NP	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a. Group R-2, without an approved automatic sprinkler system and provided with emergency escape and rescue openings in accordance with [Section 1031](#) of the *California Building Code*.

TABLE 804.4.1.1(2)
STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES

apps

STORY	OCCUPANCY	MAXIMUM OCCUPANT LOAD
First story above or below grade plane	B, F-2, S-2 ^a	300
Second story above grade plane	B, F-2, S-2 ^a	300
Third story above grade plane and higher	NP	NA

For SI: 1 foot = 304.8 mm.

NP = Not Permitted.

NA = Not Applicable.

- a. The length of exit access travel distance in a Group S-2 open parking garage shall be not more than 100 feet.

804.4.1.2 Fire escapes required.

apps

Where more than one exit is required, an existing fire escape complying with Section 804.4.1.2.1 shall be accepted as providing one of the required means of egress.

804.4.1.2.1 Fire escape access and details.

apps

Fire escapes shall comply with all of the following requirements:

1. Occupants shall have unobstructed access to the fire escape without having to pass through a room subject to locking.
2. Access to a fire escape shall be through a door, except that windows shall be permitted to provide access from single dwelling units or sleeping units in Group R-1 and R-2 occupancies or to provide access from spaces having a maximum occupant load of 10 in other occupancy classifications.
 - 2.1. The window shall have a minimum net clear opening of 5.7 square feet (0.53 m²) or 5 square feet (0.46 m²) where located at grade.
 - 2.2. The minimum net clear opening height shall be 24 inches (610 mm) and net clear opening width shall be 20 inches (508 mm).
 - 2.3. The bottom of the clear opening shall not be greater than 44 inches (1118 mm) above the floor.
 - 2.4. The operation of the window shall comply with the operational constraints of the *California Building Code*.
3. Newly constructed fire escapes shall be permitted only where exterior stairways cannot be utilized because of lot lines.
4. Openings within 10 feet (3048 mm) of fire escape stairways shall be protected by fire assemblies having minimum ³/₄-hour fire-resistance ratings.

Exception: Opening protection shall not be required in buildings equipped throughout with an approved automatic sprinkler system.

5. In all buildings of Group E occupancy, up to and including the 12th grade, buildings of Group I occupancy, rooming houses and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

804.4.1.2.2 Construction.

apps

The fire escape shall be designed to support a live load of 100 pounds per square foot (4788 Pa) and shall be constructed of steel or other approved noncombustible materials. Fire escapes constructed of wood not less than nominal 2 inches (51 mm) thick are permitted on buildings of Type V construction. Walkways and railings located over or supported by combustible roofs in buildings of Types III and IV construction are permitted to be of wood not less than nominal 2 inches (51 mm) thick.

804.4.1.2.3 Dimensions.

apps

Stairways shall be not less than 22 inches (559 mm) wide with risers not more than, and treads not less than, 8 inches (203 mm). Landings at the foot of stairways shall be not less than 40 inches (1016 mm) wide by 36 inches (914 mm) long and located not more than 8 inches (203 mm) below the door.

804.4.2 Mezzanines.

Mezzanines in the work area and with an occupant load of more than 50 or in which the travel distance to an exit exceeds 75 feet (22 860 mm) shall have access to not fewer than two independent means of egress. apps

Exception: Two independent means of egress are not required where the travel distance to an exit does not exceed 100 feet (30 480 mm) and the building is protected throughout with an automatic sprinkler system.

804.4.3 Main entrance—Group A. apps

Buildings of Group A with an occupant load of 300 or more shall be provided with a main entrance capable of serving as the main exit with an egress capacity of not less than one-half of the total occupant load. The remaining exits shall be capable of providing one-half of the total required exit capacity.

Exception: Where a main exit is not well defined or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100 percent of the required width.

804.5 Egress doorways. apps

Egress doorways in any work area shall comply with [Sections 804.5.1](#) through 804.5.5.

804.5.1 Two egress doorways required. apps

Work areas shall be provided with two egress doorways in accordance with the requirements of [Sections 804.5.1.1](#) and 804.5.1.2.

804.5.1.1 Occupant load and travel distance. apps

In any work area, all rooms and spaces having an occupant load greater than 50 or in which the travel distance to an exit exceeds 75 feet (22 860 mm) shall have not fewer than two egress doorways.

Exceptions:

1. Storage rooms having a maximum occupant load of 10.
2. Where the work area is served by a single exit in accordance with [Section 804.4.1.1](#).

804.5.2 Door swing. apps

In the work area and in the egress path from any work area to the exit discharge, all egress doors serving an occupant load greater than 50 shall swing in the direction of exit travel.

804.5.2.1 Supplemental requirements for door swing. apps

Where the work area exceeds 50 percent of the floor area, door swing shall comply with [Section 804.5.2](#) throughout the floor.

Exception: Means of egress within or serving only a tenant space that is entirely outside the work area.

804.5.3 Door closing. apps

In any work area, all doors opening onto an exit passageway at grade or an exit stairway shall be self-closing or automatic-closing by listed closing devices.

Exception: Where exit enclosure is not required by the *California Building Code*.

804.5.3.1 Supplemental requirements for door closing.

apps

Where the work area exceeds 50 percent of the floor area, doors shall comply with Section 804.5.3 throughout the exit stairway from the work area to, and including, the level of exit discharge.

804.5.4 Panic and fire exit hardware.

apps

In any work area, and in the egress path from any work area to the exit discharge, in buildings or portions thereof of Group A assembly occupancies with an occupant load greater than 100, all required exit doors equipped with latching devices shall be equipped with approved panic or fire exit hardware in accordance with Section 1010.2.9 of the *California Building Code*.

804.5.4.1 Supplemental requirements for panic hardware.

apps

Where the work area exceeds 50 percent of the floor area, panic hardware shall comply with Section 804.5.4 throughout the floor.

804.6 Openings in corridor walls.

apps

Openings in corridor walls in any work area shall comply with Sections 804.6.1 through 804.6.4.

Exception: Openings in corridors where such corridors are not required to be rated in accordance with the *California Building Code*.

804.6.1 Corridor doors.

apps

Corridor doors in the *work area* shall not be constructed of hollow core wood and shall not contain louvers. Dwelling unit or sleeping unit corridor doors in work areas in buildings of Groups R-1 and R-2 shall be not less than 1³/₈-inch (35 mm) solid core wood or approved equivalent and shall not have any glass panels, other than approved wired glass or other approved glazing material in metal frames. Dwelling unit or sleeping unit corridor doors in work areas in buildings of Groups R-1 and R-2 shall be equipped with approved door closers. Replacement doors shall be 1³/₄-inch (44 mm) solid bonded wood core or approved equivalent.

Exceptions:

1. Corridor doors within a dwelling unit or sleeping unit.
2. *Reserved.*
3. Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required only to resist smoke, be reasonably tight fitting and shall not contain louvers.
4. In group homes with not more than 15 occupants and that are protected with an approved automatic detection system, closing devices are not required.
5. Door assemblies having a fire protection rating of not less than 20 minutes.

804.6.2 Transoms.

All transoms in corridor walls in work areas shall have a fire protection rating as required for the door and be permanently secured in the closed position or sealed with materials consistent with the corridor construction. apps

804.6.3 Other corridor openings. apps

In any work area, unless protected in accordance with [Section 716](#) of the California Building Code, any other sash, grille or opening in a corridor, and any window in a corridor not opening to the outside air, shall be sealed with materials consistent with the corridor construction.

804.6.3.1 Supplemental requirements for other corridor opening. apps

Where the work area exceeds 50 percent of the floor area, [Section 804.6.3](#) shall be applicable to all corridor windows, grills, sashes and other openings on the floor.

Exception: Means of egress within or serving only a tenant space that is entirely outside the work area.

804.6.4 Supplemental requirements for corridor openings. apps

Where the work area on any floor exceeds 50 percent of the floor area, the requirements of [Sections 804.6.1](#) through [804.6.3](#) shall apply throughout the floor.

804.7 Dead-end corridors. apps

Dead-end corridors in any work area shall not exceed 35 feet (10 670 mm).

Exceptions:

1. Where dead-end corridors of greater length are permitted by the [California Building Code](#).
2. In other than Group A occupancies, the maximum length of an existing dead-end corridor shall be 50 feet (15 240 mm) in buildings equipped throughout with an automatic fire alarm system installed in accordance with the [California Building Code](#).
3. In other than Group A occupancies, the maximum length of an existing dead-end corridor shall be 70 feet (21 356 mm) in buildings equipped throughout with an automatic sprinkler system installed in accordance with the [California Building Code](#).
4. In other than Group A occupancies, the maximum length of an existing, newly constructed, or extended dead-end corridor shall not exceed 50 feet (15 240 mm) on floors equipped with an automatic sprinkler system installed in accordance with the [California Building Code](#).

804.8 Means-of-egress lighting. apps

Means-of-egress lighting shall be in accordance with this section, as applicable.

804.8.1 Artificial lighting required. apps

Means of egress in all work areas shall be provided with artificial lighting in accordance with the requirements of the [California Building Code](#).

804.8.2 Supplemental requirements for means-of-egress lighting.

apps

Where the work area on any floor exceeds 50 percent of that floor area, means of egress throughout the floor shall comply with [Section 804.8.1](#).

Exception: Means of egress within or serving only a tenant space that is entirely outside the work area.

804.9 Exit signs.

apps

Exit signs shall be in accordance with this section, as applicable.

804.9.1 Work areas.

apps

Means of egress in all work areas shall be provided with exit signs in accordance with the requirements of the [California Building Code](#).

804.9.2 Supplemental requirements for exit signs.

apps

Where the work area on any floor exceeds 50 percent of that floor area, means of egress throughout the floor shall comply with [Section 804.9.1](#).

Exception: Means of egress within a tenant space that is entirely outside the work area.

804.10 Handrails.

apps

The requirements of [Section 804.10.1](#) shall apply to handrails from the work area floor to, and including, the level of exit discharge.

804.10.1 Design.

apps

Handrails shall be designed and installed in accordance with the provisions of the [California Building Code](#).

804.11 Refuge areas.

apps

Where alterations affect the configuration of an area utilized as a refuge area, the capacity of the refuge area shall not be reduced below the required capacity of the refuge area for horizontal exits in accordance with [Section 1026.4](#) of the [California Building Code](#). Where the horizontal exit also forms a smoke compartment, the capacity of the refuge area for Group B ambulatory care facilities shall not be reduced below that required in [Sections 407.5.3, 408.6.2, 420.6.1](#) and [422.3.2](#) of the [California Building Code](#), as applicable.

804.12 Guards.

apps

The requirements of [Sections 804.12.1](#) and [804.12.2](#) shall apply to guards from the work area floor to, and including, the level of exit discharge but shall be confined to the egress path of any work area.

804.12.1 Minimum requirement.

apps

Every open portion of a stairway, landing, or balcony that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those portions in which

existing guards are judged to be in danger of collapsing, shall be provided with guards.

804.12.2 Design.

apps

Guards required in accordance with Section 804.12.1 shall be designed and installed in accordance with the California Building Code.

SECTION 805 STRUCTURAL

apps

[BS] 805.1 General.

apps

Structural elements and systems within buildings undergoing Level 2 alterations shall comply with this section.

[BS] 805.2 Existing structural elements carrying gravity loads.

apps

Any existing gravity load-carrying structural element for which an alteration causes 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 alteration shall be shown to have the capacity to resist the applicable design dead, live and snow loads, including snow drift effects, required by the California Building Code for new structures.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the altered building complies with the conventional light-frame construction methods of the California Building Code or the provisions of the California Residential Code.
2. Buildings in which the increased dead load is attributable to the addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m²) or less over an existing single layer of roof covering.

[BS] 805.3 Existing structural elements resisting lateral loads.

apps

Except as permitted by Section 805.4, where the alteration increases design lateral loads, or where the alteration results in prohibited structural irregularity as defined in ASCE 7, or where the alteration decreases the capacity of any existing lateral load-carrying structural element, the structure of the altered building or structure shall meet the requirements of Sections 1609 and 1613 of the California Building Code. Reduced seismic forces shall be permitted.

Exception: Any existing lateral load-carrying structural element whose demand-capacity ratio with the alteration considered is not more than 10 percent greater than its demand-capacity ratio with the alteration 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. Reduced seismic forces shall be permitted. 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] 805.4 Voluntary lateral force-resisting system alterations.

apps

Structural alterations that are intended exclusively to improve the lateral force-resisting system and are not required by other sections of this code shall not be required to meet the requirements of Section 1609 or Section 1613 of the *California Building Code*, provided that the following conditions are met:

1. The capacity of existing structural systems to resist forces is not reduced.
2. New structural elements are detailed and connected to existing or new structural elements as required by the *California Building Code* for new construction.
3. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by the *California Building Code* for new construction.
4. The alterations do not create a structural irregularity as defined in ASCE 7 or make an existing structural irregularity more severe.

**SECTION 806
ELECTRICAL**

apps

806.1 New installations.

apps

Newly installed electrical equipment and wiring relating to work done in any work area shall comply with all applicable requirements of the *California Electrical Code* except as provided for in Section 806.4.

806.2 Existing installations.

apps

Existing wiring in all work **areas in Group A-1, A-2 and A-5 occupancies shall be** upgraded to meet the materials and methods requirements of Chapter 7.

806.3*Reserved.*

apps

806.4 Residential occupancies.

apps

In Group R-2, R-3 and R-4 occupancies and buildings regulated by the *California Residential Code*, the requirements of Sections 806.4.1 through 806.4.7 shall be applicable only to work areas located within a dwelling unit.

806.4.1 Enclosed areas.

apps

Enclosed areas, other than closets, kitchens, basements, garages, hallways, laundry areas, utility areas, storage areas and bathrooms shall have not fewer than two duplex receptacle outlets or one duplex receptacle outlet and one ceiling or wall-type lighting outlet.

806.4.2 Kitchens.

apps

Kitchen areas shall have not fewer than two duplex receptacle outlets.

806.4.3 Laundry areas.

apps

Laundry areas shall have not fewer than one duplex receptacle outlet located near the laundry equipment and installed on an independent circuit.

806.4.4 Ground fault circuit interruption.

apps

Newly installed receptacle outlets shall be provided with ground fault circuit interruption as required by the California Electrical Code.

806.4.5 Minimum lighting outlets.

apps

Not fewer than one lighting outlet shall be provided in every bathroom, hallway, stairway, attached garage and detached garage with electric power, and to illuminate outdoor entrances and exits.

806.4.6 Utility rooms and basements.

apps

Not fewer than one lighting outlet shall be provided in utility rooms and basements where such spaces are used for storage or contain equipment requiring service.

806.4.7 Clearance for equipment.

apps

Clearance for electrical service equipment shall be provided in accordance with the California Electrical Code.

SECTION 807 MECHANICAL

apps

807.1 Reconfigured or converted spaces.

apps

Reconfigured spaces intended for occupancy and spaces converted to habitable or occupiable space in any work area shall be provided with natural or mechanical ventilation in accordance with the California Mechanical Code.

Exception: Existing mechanical ventilation systems shall comply with the requirements of Section 807.2.

807.2 Altered existing systems.

apps

In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured or extended shall provide not less than 5 cubic feet per minute (cfm) (0.0024 m³/s) per person of outdoor air and not less than 15 cfm (0.0071 m³/s) of ventilation air per person, or not less than the amount of ventilation air determined by the Indoor Air Quality Procedure of ASHRAE 62.1.

807.3 Local exhaust.

Newly introduced devices, equipment or operations that produce airborne particulate matter, odors, fumes, vapor, combustion products, gaseous contaminants, pathogenic and allergenic organisms, and microbial contaminants in such quantities as to affect adversely or impair health or cause discomfort to occupants shall be provided with local exhaust.

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE CHAPTER 9 – ALTERATIONS—LEVEL 3

**(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					
				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															
902.1			X												
904.1			X												
904.2			X												
904.2.1			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 9 ALTERATIONS—LEVEL 3

User note:

About this chapter: *Chapter 9 provides the technical requirements for those existing buildings that undergo Level 3 alterations. The purpose of this chapter is to provide detailed requirements and provisions to identify the required improvements in the existing building elements, building spaces and building structural system. This chapter is distinguished from [Chapters 7](#) and [8](#) by involving alterations that cover 50 percent or more of the aggregate area of the building. In contrast, Level 1 alterations do not involve space reconfiguration, and Level 2 alterations involve extensive space reconfiguration that does not exceed 50 percent of the building area. Depending on the nature of alteration work, its location within the building, and whether it encompasses one or more tenants, improvements and upgrades could be required for the open floor penetrations, sprinkler system or the installation of additional means of egress such as stairs or fire escapes. At times and under certain situations, this chapter also is intended to improve the safety of*

certain building features beyond the work area and in other parts of the building where no alteration work might be taking place.

SECTION 901 GENERAL

apps

901.1 Scope.

apps

Level 3 alterations as described in [Section 604](#) shall comply with the requirements of this chapter.

901.2 Compliance.

apps

In addition to the provisions of this chapter, work shall comply with all of the requirements of [Chapters 7](#) and [8](#). The requirements of [Sections 802](#), [803](#), [804](#) and [805](#) shall apply within all work areas whether or not they include exits and corridors shared by more than one tenant and regardless of the occupant load.

Exception: Buildings in which the reconfiguration of space affecting exits or shared egress access is exclusively the result of compliance with the accessibility requirements of [Section 306.7.1](#) shall not be required to comply with this chapter.

SECTION 902 SPECIAL USE AND OCCUPANCY

apps

902.1

Reserved.

apps

SECTION 903 BUILDING ELEMENTS AND MATERIALS

apps

903.1 Existing shafts and vertical openings.

apps

Existing stairways that are part of the means of egress shall be enclosed in accordance with [Section 802.2.1](#) from the highest work area floor to, and including, the level of exit discharge and all floors below.

903.2 Fire partitions in Group R-3.

apps

Fire separation in Group R-3 occupancies shall be in accordance with [Section 903.2.1](#).

903.2.1 Separation required.

apps

Where the work area is in any attached dwelling unit in Group R-3 or any multiple single-family dwelling (townhouse), walls separating the dwelling units that are not continuous from the foundation to the underside of the roof sheathing shall be constructed to provide a continuous

fire separation using construction materials consistent with the existing wall or complying with the requirements for new structures. Work shall be performed on the side of the dwelling unit wall that is part of the work area.

Exception: Where alterations or repairs do not result in the removal of wall or ceiling finishes exposing the structure, walls are not required to be continuous through concealed floor spaces.

903.3 Interior finish.

apps

Interior finish in exits serving the work area shall comply with [Section 802.4](#) between the highest floor on which there is a work area to the floor of exit discharge.

903.4 Enhanced classroom acoustics.

apps

In Group E occupancies, where the work area is a Level 3 alteration, enhanced classroom acoustics shall be provided in all classrooms 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 904 FIRE PROTECTION

apps

904.1 Automatic sprinkler systems.

apps

An automatic sprinkler system shall be provided in accordance with [Section 903 of the California Building and California Fire Codes](#).

904.2 Fire alarm and detection systems.

apps

Fire alarm and detection shall be provided in accordance with [Section 907](#) of the *California Building Code* as required for new [construction in accordance with California Fire Code Sections 907 and 1103.7](#).

904.2.1 Systems out of service.

apps

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 905 MEANS OF EGRESS

apps

905.1 General.

apps

The means of egress shall comply with the requirements of [Section 804](#) except as specifically required in [Sections 905.2](#) and [905.3](#).

905.2 Means-of-egress lighting.

apps

Means of egress from the highest work area floor to the floor of exit discharge shall be provided with artificial lighting within the exit enclosure in accordance with the requirements of the California Building Code.

905.3 Exit signs.

apps

Means of egress from the highest work area floor to the floor of exit discharge shall be provided with exit signs in accordance with the requirements of the California Building Code.

905.4 Two-way communications systems.

apps

In buildings with elevator service, a two-way communication system shall be provided where required by Section 1009.8 of the California Building Code.

**SECTION 906
STRUCTURAL**

apps

[BS] 906.1 General.

apps

Where buildings are undergoing Level 3 alterations, the provisions of this section shall apply.

[BS] 906.2 Existing structural elements resisting lateral loads.

apps

Where work involves a substantial structural alteration, the lateral load-resisting system of the altered building shall be shown to satisfy the requirements of Sections 1609 and 1613 of the California Building Code. Reduced seismic forces shall be permitted.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes that are altered based on the conventional light-frame construction methods of the California Building Code or in compliance with the provisions of the California Residential Code.
2. Where the intended alteration involves only the lowest story of a building, only the lateral load resisting components in and below that story need comply with this section.

[BS] 906.3 Seismic Design Category F.

apps

Where the building is assigned to Seismic Design Category F, the structure of the altered building shall meet the requirements of Sections 1609 and 1613 of the California Building Code. Reduced seismic forces shall be permitted.

[BS] 906.4 Anchorage for concrete and masonry buildings.

apps

For any building assigned to Seismic Design Category D, E or F with a structural system that includes concrete or reinforced masonry walls with a flexible roof diaphragm, the alteration work shall include installation of wall anchors at the roof line of all subject buildings and at the floor lines of unreinforced masonry buildings unless an evaluation demonstrates compliance of existing wall anchorage. Reduced seismic forces shall be permitted.

[BS] 906.5 Anchorage for unreinforced masonry walls.

apps

For any building assigned to Seismic Design Category C, D, E or F with a structural system that includes unreinforced masonry bearing walls, the alteration work shall include installation of wall anchors at the roof line, unless an evaluation demonstrates compliance of existing wall anchorage. Reduced seismic forces shall be permitted.

[BS] 906.6 Bracing for unreinforced masonry parapets.

apps

Parapets constructed of unreinforced masonry in buildings assigned to Seismic Design Category C, D, E or F shall have bracing installed as needed to resist the reduced California Building Code-level seismic forces in accordance with Section 304.3, unless an evaluation demonstrates compliance of such items. Use of reduced seismic forces shall be permitted.

[BS] 906.7 Anchorage of unreinforced masonry partitions.

border_color bookmark_border link local_printshop apps

Where the building is assigned to Seismic Design Category C, D, E or F, unreinforced masonry partitions and nonstructural walls within the work area and adjacent to egress paths from the work area shall be anchored, removed, or altered to resist out-of-plane seismic forces, unless an evaluation demonstrates compliance of such items. Use of reduced seismic forces shall be permitted.

CALIFORNIA EXISTING BUILDING CODE – MATRIX ADOPTION TABLE CHAPTER 10 – CHANGE OF OCCUPANCY

**(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																
1007.1			X													
1011.2.1			X													
1011.2.2			X													
Table 1011.5			X													
1011.5.2			X													
1011.5.4			X													
1011.5.5			X													
1011.8.2			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 10 CHANGE OF OCCUPANCY

User note:

About this chapter: The purpose of this chapter is to provide regulations for the circumstances where an existing building is subject to a change of occupancy or a change of occupancy classification. A change of occupancy is not to be confused with a change of occupancy classification. The California Building Code defines different occupancy classifications in [Chapter 3](#) and special occupancy requirements in [Chapter 4](#). Within specific occupancy classifications there can be many different types of actual activities that can take place. For instance, a Group A-3 occupancy classification deals with a wide variation of different types of activities, including bowling alleys and courtrooms, indoor

tennis courts and dance halls. When a facility changes use from, for example, a bowling alley to a dance hall, the occupancy classification remains A-3, but the different uses could lead to drastically different code requirements. Therefore, this chapter deals with the special circumstances that are associated with a change in the use of a building within the same occupancy classification as well as a change of occupancy classification.

SECTION 1001 GENERAL

apps

1001.1 Scope.

apps

The provisions of this chapter shall apply where a change of occupancy occurs, as defined in [Section 202](#).

1001.2 Certificate of occupancy.

apps

A change of occupancy or a change of occupancy within a space where there is a different fire protection system threshold requirement in [Chapter 9](#) of the *California Building Code* shall not be made to any structure without the approval of the code official. A certificate of occupancy shall be issued where it has been determined that the requirements for the change of occupancy have been met.

1001.2.1 Change of use.

apps

Any work undertaken in connection with a change in use that does not involve a change of occupancy classification or a change to another group within an occupancy classification shall conform to the applicable requirements for the work as classified in [Chapter 6](#) and to the requirements of [Sections 1002](#) through [1010](#).

1001.2.2 Change of occupancy classification or group.

apps

Where the occupancy classification of a building changes, the provisions of [Sections 1002](#) through [1011](#) shall apply. This includes a change of occupancy classification and a change to another group within an occupancy classification.

1001.2.2.1 Partial change of occupancy.

apps

Where the occupancy classification or group of a portion of an existing building is changed, [Section 1011](#) shall apply.

1001.3 Certificate of occupancy required.

apps

A certificate of occupancy shall be issued where a change of occupancy occurs that results in a different occupancy classification as determined by the *California Building Code*.

SECTION 1002 SPECIAL USE AND OCCUPANCY

apps

1002.1 Compliance with the building code.

apps

Where an existing building or part of an existing building undergoes a change of occupancy to one of the special use or occupancy categories as described in [Chapter 4](#) in the *California Building Code*, the building shall comply with all of the requirements of [Chapter 4](#) of the *California Building Code* applicable to the special use or occupancy.

1002.2 Incidental uses.

apps

Where a portion of a building undergoes a change of occupancy to one of the incidental uses listed in [Table 509.1](#) of the *California Building Code*, the incidental use shall comply with [Section 509](#) of the *California Building Code* applicable to the incidental use.

SECTION 1003 BUILDING ELEMENTS AND MATERIALS

apps

1003.1 General.

apps

Building elements and materials in portions of buildings undergoing a change of occupancy classification shall comply with [Section 1011](#).

SECTION 1004 FIRE PROTECTION

apps

1004.1 General.

apps

Fire protection requirements of [Section 1011](#) shall apply where a building or portions thereof undergo a change of occupancy classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in [Chapter 9](#) of the *California Building Code*.

SECTION 1005 MEANS OF EGRESS

apps

1005.1 General.

apps

Means of egress in portions of buildings undergoing a change of occupancy classification shall comply with [Section 1011](#).

SECTION 1006 STRUCTURAL

apps

[BS] 1006.1 Live loads.

apps

Structural elements carrying tributary live loads from an area with a change of occupancy shall satisfy the requirements of Section 1607 of the *California Building Code*. Design live loads for areas of new occupancy shall be based on Section 1607 of the *California Building Code*. Design live loads for other areas shall be permitted to use previously approved design live loads.

Exception: Structural elements whose demand-capacity ratio considering the change of occupancy is not more than 5 percent greater than the demand-capacity ratio based on previously approved live loads.

[BS] 1006.2 Snow and wind loads.

apps

Where a change of occupancy results in a structure being assigned to a higher risk category, the structure shall satisfy the requirements of Sections 1608 and 1609 of the *California Building Code* for the new risk category.

Exception: Where the area of the new occupancy is less than 10 percent of the building area. The cumulative effect of occupancy changes over time shall be considered.

[BS] 1006.3 Seismic loads.

apps

Where a change of occupancy results in a building being assigned to a higher risk category, or where the change is from a Group S or Group U occupancy to any occupancy other than Group S or Group U, the building shall satisfy the requirements of Section 1613 of the *California Building Code* for the new risk category using full seismic forces.

Exceptions:

1. Where a change of use results in a building being reclassified from Risk Category I or II to Risk Category III and the seismic coefficient, S_{DS} , is less than 0.33, compliance with this section is not required.
2. Where the area of the new occupancy is less than 10 percent of the building area, the occupancy is not changing from a Group S or Group U occupancy, and the new occupancy is not assigned to Risk Category IV, compliance with this section is not required. The cumulative effect of occupancy changes over time shall be considered.
3. **Reserved.**
4. Where the change is from a Group S or Group U occupancy and there is no change of risk category, use of reduced seismic forces shall be permitted.

[BS] 1006.4 Access to Risk Category IV.

apps

Any structure that provides operational access to an adjacent structure assigned to Risk Category IV as the result of a change of occupancy shall itself satisfy the requirements of Sections 1608, 1609 and 1613 of the *California Building Code*. For compliance with Section 1613 of the *California Building Code*, the full seismic forces shall be used. Where operational access to Risk Category IV is less than 10 feet (3048 mm) from either an interior lot line or from another structure, access protection from potential falling debris shall be provided.

**SECTION 1007
ELECTRICAL**

apps

1007.1 Special occupancies.

apps

Where the occupancy of an existing building or part of an existing building is changed to one of the following special occupancies as described in California Electrical Code, the electrical wiring and equipment of the building or portion thereof that contains the proposed occupancy shall comply with the applicable requirements of the California Electrical Code.

1. Hazardous locations.
2. Commercial garages, repair and storage.
3. Aircraft hangars.
4. Gasoline dispensing and service stations.
5. Bulk storage plants.
6. Spray application, dipping and coating processes.
7. *Reserved*
8. Places of assembly.
9. Theaters, audience areas of motion picture and television studios, and similar locations.
10. Motion picture and television studios and similar locations.
11. Motion picture projectors.
12. Agricultural buildings.

1007.2 Unsafe conditions.

apps

Where the occupancy of an existing building or part of an existing building is changed, all unsafe conditions shall be corrected without requiring that all parts of the electrical system comply with the California Electrical Code.

1007.3 Service upgrade.

apps

Where the occupancy of an existing building or part of an existing building is changed, electrical service shall be upgraded to meet the requirements of the California Electrical Code for the new occupancy.

1007.4 Number of electrical outlets.

apps

Where the occupancy of an existing building or part of an existing building is changed, the number of electrical outlets shall comply with the California Electrical Code for the new occupancy.

**SECTION 1008
MECHANICAL**

apps

1008.1 Mechanical requirements.

apps

Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with the California Mechanical Code, the new occupancy shall comply with the respective California Mechanical Code provisions.

**SECTION 1009
PLUMBING**

apps

1009.1 Increased demand.

apps

Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the *California Plumbing Code*, the new occupancy shall comply with the intent of the respective *California Plumbing Code* provisions.

Exception: Only where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the *California Plumbing Code* based on the increased occupant load.

1009.2 Food-handling occupancies.

apps

If the new occupancy is a food-handling establishment, all existing sanitary waste lines above the food or drink preparation or storage areas shall be panned or otherwise protected to prevent leaking pipes or condensation on pipes from contaminating food or drink. New drainage lines shall not be installed above such areas and shall be protected in accordance with the *California Plumbing Code*.

1009.3 Interceptor required.

apps

If the new occupancy will produce grease or oil-laden wastes, interceptors shall be provided as required in the *California Plumbing Code*.

1009.4 Chemical wastes.

apps

If the new occupancy will produce chemical wastes, the following shall apply:

1. If the existing piping is not compatible with the chemical waste, the waste shall be neutralized prior to entering the drainage system or the piping shall be changed to a compatible material.
2. Chemical waste shall not discharge to a public sewer system without the approval of the sewage authority.

SECTION 1010 OTHER REQUIREMENTS

apps

1010.1 Light and ventilation.

apps

Light and ventilation shall comply with the requirements of the *California Building Code* for the new occupancy.

SECTION 1011 CHANGE OF OCCUPANCY CLASSIFICATION

apps

1011.1 General.

apps

The provisions of this section shall apply to buildings or portions thereof undergoing a change of occupancy classification. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group or where there is a change of occupancy within a space where there is a different fire protection system threshold

requirement in Chapter 9 of the California Building Code. Such buildings shall also comply with Sections 1002 through 1010 of this code.

1011.2 Fire protection systems.

apps

Fire protection systems shall be provided in accordance with Sections 1011.2.1 and 1011.2.2.

1011.2.1 Fire sprinkler system.

apps

Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the California Building Code that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the California Building Code. The installation of the automatic sprinkler system shall be required within the area of the change of occupancy and areas of the building not separated by a *fire wall* from the change of occupancy.

1011.2.2 Fire alarm and detection system.

apps

Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the California Building Code that requires a fire alarm and detection system to be provided based on **the new occupancy, such system shall be in accordance with Chapter 11 and Section 907 of the California Fire Code.**

1011.3 Interior finish.

apps

In areas of the building undergoing the change of occupancy classification, the interior finish of walls and ceilings shall comply with the requirements of the California Building Code for the new occupancy classification.

1011.4 Enhanced classroom acoustics.

apps

In Group E occupancies, where the work area is a Level 3 alteration, enhanced classroom acoustics shall be provided in all classrooms 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.

1011.5 Means of egress, general.

apps

Hazard categories in regard to life safety and means of egress shall be in accordance with Table 1011.5.

TABLE 1011.5 MEANS OF EGRESS HAZARD CATEGORIES

apps

	RELATIVE HAZARD	OCCUPANCY C
	1 (Highest Hazard)	H (Not
	2	I-2; I-3; I-4
>	3	A; E; M; F
>	4	B; F-1; R

1011.5.1 Means of egress for change to a higher-hazard category.

apps

Where a change of occupancy classification is made to a higher-hazard category (lower number) as shown in [Table 1011.5](#), the means of egress shall comply with the requirements of [Chapter 10](#) of the *California Building Code*.

Exceptions:

1. Stairways shall be enclosed in compliance with the applicable provisions of [Section 903.1](#).
2. Existing stairways including handrails and guards complying with the requirements of [Chapter 9](#) shall be permitted for continued use subject to approval of the code official.
3. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.
4. Existing corridor walls constructed on both sides of wood lath and plaster in good condition or 1/2-inch-thick (12.7 mm) gypsum wallboard shall be permitted. Such walls shall either terminate at the underside of a ceiling of equivalent construction or extend to the underside of the floor or roof next above.
5. Existing corridor doorways, transoms and other corridor openings shall comply with the requirements in [Sections 804.6.1](#), [804.6.2](#) and [804.6.3](#).
6. Existing dead-end corridors shall comply with the requirements in [Section 804.7](#).
7. An operable window complying with [Section 1011.5.6](#) shall be accepted as an emergency escape and rescue opening.

1011.5.2 Means of egress for change of use to an equal or lower-hazard category.

apps

Where a change of occupancy classification is made to an equal or lesser-hazard category (higher number) as shown in [Table 1011.5](#), existing elements of the means of egress shall comply with the requirements of [Section 905](#) for the new occupancy classification. Newly constructed or configured means of egress shall comply with the requirements of [Chapter 10](#) of the *California Building Code*.

Exception: Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced shall not be required to comply with the maximum riser height and minimum tread depth requirements.

1011.5.3 Egress capacity.

apps

Egress capacity shall meet or exceed the occupant load as specified in the *California Building Code* for the new occupancy.

1011.5.4 Handrails.

apps

Existing stairways shall comply with the handrail requirements of [Section 804.10](#).

1011.5.5 Guards.

apps

Existing guards shall comply with the requirements in [Section 804.12](#).

1011.5.6 Existing emergency escape and rescue openings.

apps

Where a change of occupancy would require an emergency escape and rescue opening in accordance with [Section 1031](#) of the *California Building Code*, operable windows serving as the emergency escape and rescue opening shall comply with the following:

1. An existing operable window shall provide a minimum net clear opening of 4 square feet (0.38 m²) with a minimum net clear opening height of 22 inches (559 mm) and a minimum net clear opening width of 20 inches (508 mm).
2. A replacement window where such window complies with both of the following:
 - 2.1. The replacement window meets the size requirements in Item 1.
 - 2.2. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.

1011.6 Heights and areas.

apps

Hazard categories in regard to height and area shall be in accordance with [Table 1011.6](#).

TABLE 1011.6 HEIGHTS AND AREAS HAZARD CATEGORIES

apps

RELATIVE HAZARD	OCCUPANCY CLASSIFICATION
1 (Highest Hazard)	H
2	A-1; A-2; A-3; A-4; I; R-1; R-2; R-4, Condition 2
3	E; F-1; S-1; M
4 (Lowest Hazard)	B; F-2; S-2; A-5; R-3; R-4, Condition 1;

1011.6.1 Height and area for change to a higher hazard category.

apps

Where a change of occupancy classification is made to a higher-hazard category as shown in [Table 1011.6](#), heights and areas of buildings and structures shall comply with the requirements of [Chapter 5](#) of the *California Building Code* for the new occupancy classification.

Exception: For high-rise buildings constructed in compliance with a previously issued permit, the type of construction reduction specified in [Section 403.2.1](#) of the *California Building Code* is permitted. This shall include the reduction for columns. The high-rise building is required to be equipped throughout with an automatic sprinkler system in accordance with [Section 903.3.1.1](#) of the *California Building Code*.

1011.6.1.1 Fire wall alternative.

apps

In other than Groups H, F-1 and S-1, fire barriers and horizontal assemblies constructed in accordance with Sections 707 and 711, respectively, of the California Building Code shall be permitted to be used in lieu of fire walls to subdivide the building into separate buildings for the purpose of complying with the area limitations required for the new occupancy where all of the following conditions are met:

1. The buildings are protected throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 of the California Fire Code.
2. The maximum allowable area between fire barriers, horizontal assemblies or any combination thereof shall not exceed the maximum allowable area determined in accordance with Chapter 5 of the California Building Code without an increase allowed for an automatic sprinkler system in accordance with Section 506 of the California Building Code.
3. The fire-resistance rating of the fire barriers and horizontal assemblies shall be not less than that specified for fire walls in Table 706.4 of the California Building Code.

Exception: Where horizontal assemblies are used to limit the maximum allowable area, the required fireresistance rating of the horizontal assemblies shall be permitted to be reduced by 1 hour provided that the height and number of stories increases allowed for an automatic sprinkler system by Section 504 of the California Building Code are not used for the buildings.

1011.6.2 Height and area for change to an equal or lesser-hazard category.

apps

Where a change of occupancy classification is made to an equal or lesser-hazard category as shown in Table 1011.6, the height and area of the existing building shall be deemed acceptable.

1011.6.3 Fire barriers.

apps

Where a change of occupancy classification is made to a higher-hazard category as shown in Table 1011.6, fire barriers in separated mixed use buildings shall comply with the fire-resistance requirements of the California Building Code.

Exception: Where the fire barriers are required to have a 1-hour fire-resistance rating, existing wood lath and plaster in good condition or existing 1/2-inch-thick (12.7 mm) gypsum wallboard shall be permitted.

1011.7 Exterior wall fire-resistance ratings.

apps

Hazard categories in regard to fire-resistance ratings of exterior walls shall be in accordance with Table 1011.7.

TABLE 1011.7 EXPOSURE OF EXTERIOR WALLS HAZARD CATEGORIES

apps

RELATIVE HAZARD	OCCUPANCY CL
1 (Highest Hazard)	H
2	F-1; M
3	A; B; E

4 (Lowest Hazard)

F-2; S-

1011.7.1 Exterior wall rating for change of occupancy classification to a higher-hazard category. apps

Where a change of occupancy classification is made to a higher hazard category as shown in [Table 1011.7](#), exterior walls shall have fire resistance and exterior opening protectives as required by the [California Building Code](#).

Exception: A 2-hour fire-resistance rating shall be allowed where the building does not exceed three stories in height and is classified as one of the following groups: A-2 and A-3 with an occupant load of less than 300, B, F, M or S.

1011.7.2 Exterior wall rating for change of occupancy classification to an equal or lesser-hazard category. apps

Where a change of occupancy classification is made to an equal or lesser-hazard category as shown in [Table 1011.7](#), existing exterior walls, including openings, shall be accepted.

1011.7.3 Opening protectives. apps

Openings in exterior walls shall be protected as required by the [California Building Code](#). Where openings in the exterior walls are required to be protected because of their distance from the lot line, the sum of the area of such openings shall not exceed 50 percent of the total area of the wall in each story.

Exceptions:

1. Where the [California Building Code](#) permits openings in excess of 50 percent.
2. Protected openings shall not be required in buildings of Group R occupancy that do not exceed three stories in height and that are located not less than 3 feet (914 mm) from the lot line.
3. Exterior opening protectives are not required where an automatic sprinkler system has been installed throughout.
4. Exterior opening protectives are not required where the change of occupancy group is to an equal or lower hazard classification in accordance with [Table 1011.7](#).

1011.8 Enclosure of vertical shafts. apps

Enclosure of vertical shafts shall be in accordance with [Sections 1011.8.1](#) through [1011.8.4](#).

1011.8.1 Minimum requirements. apps

Vertical shafts shall be designed to meet the [California Building Code](#) requirements for atriums or the requirements of this section.

1011.8.2 Stairways. apps

Where a change of occupancy classification is made to a higher-hazard category as shown in [Table 1011.5](#), interior stairways shall be enclosed as required by the [California Building Code](#).

Exceptions:

1. In other than Group I occupancies, an enclosure shall not be required for openings serving only one adjacent floor and that are not connected with corridors or stairways serving other floors.
2. Unenclosed existing stairways need not be enclosed in a continuous vertical shaft if each story is separated from other stories by 1-hour fire-resistance-rated construction and all exit corridors are sprinklered. The openings between the corridor and the occupant space shall have not fewer than one sprinkler head above the openings on the tenant side. The sprinkler system shall be permitted to be supplied from the domestic water-supply systems, provided that the system is of adequate pressure, capacity and sizing for the combined domestic and sprinkler requirements.
3. Existing penetrations of stairway enclosures shall be accepted if they are protected in accordance with the California Building Code.

1011.8.3 Other vertical shafts.

apps

Interior vertical shafts other than stairways, including but not limited to elevator hoistways and service and utility shafts, shall be enclosed as required by the California Building Code where there is a change of use to a higher-hazard category as specified in Table 1011.5.

Exceptions:

1. Existing 1-hour interior shaft enclosures shall be accepted where a higher rating is required.
2. Vertical openings, other than stairways, in buildings of other than Group I occupancy and connecting less than six stories shall not be required to be enclosed if the entire building is provided with an approved automatic sprinkler system.

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1011.8.4 Openings.

Openings into existing vertical shaft enclosures shall be protected by fire assemblies having a fire protection rating of not less than 1 hour and shall be maintained self-closing or shall be automatic-closing by actuation of a smoke detector. Other openings shall be fire protected in an approved manner. Existing fusible linktype automatic door-closing devices shall be permitted in all shafts except stairways if the fusible link rating does not exceed 135°F (57°C).

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.



October 10, 2024

Angela Calvillo, Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Dear Ms. Calvillo:

Attached please find an original single-sided and two single-sided, black and white copies of the proposed ordinance for the Board of Supervisors approval, which will adopt chapters six through eleven of the California Existing Building Code into the San Francisco Existing Building Code.

On June 29, 2023 the California Building Standards Commission voted to adopt chapters 6 through 11, as well as chapter 13 of the International Existing Building Code. On July 1, 2024, the California Office of the State Fire Marshall voted to adopt chapters six through eleven of the International Existing Building Code.

The following is a list of accompanying documents:

- Chapter 6 of the 2022 California Existing Building Code
- Chapter 7 of the 2022 California Existing Building Code
- Chapter 8 of the 2022 California Existing Building Code
- Chapter 9 of the 2022 California Existing Building Code
- Chapter 10 of the 2022 California Existing Building Code
- Chapter 11 of the 2022 California Existing Building Code

The following person may be contacted regarding this matter:

Tate Hanna, Legislative Affairs Manager
(628) 652-3536
Tate.hanna@sfgov.org

Thank you,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

Patrick O'Riordan, C.B.O.
Director, Department of Building Inspection