



INFORMATION SHEET

NO. S-10

DATE : June 08, 2017

CATEGORY : Structural

SUBJECT : **Balconies and Decks**

PURPOSE : The purpose of this Information Sheet is to document new codes currently in effect and not yet published that clarifies minimum uniform live loads, ventilation, and structural maintenance requirements along with existing codes.

REFERENCES : Building Standards Information Bulletin 17-01
San Francisco Building Code (SFBC) Section 1403.8
San Francisco Housing Code (SFHC) Section 604

DISCUSSION :

Building Standards Information Bulletin 17-01 (See Attached)

Emergency building standards regulations, effective January 30, 2017 includes additional details on construction documents, special inspections of exterior elevated elements (EEEs) during construction, an increase in structural live loads for balconies and decks (1.5 times the live load for the area served. Not required to exceed 100 psf), sloped waterproofing surface to reduce water retention, added ventilation to the underside of enclosed EEEs. These emergency standards also reinstate a maintenance provision allowing local jurisdiction to re-inspect buildings if deemed necessary.

San Francisco Building Code, Section 1403.8 Projections and Appendages

Provisions shall be made at the outer edge of all projections and appendages to control rainwater backflow under the projection. Ventilation shall be provided for all enclosed spaces of exposed soffits, bays and other projections in wood framed construction.

Where an uncovered balcony or deck with an impervious surface exceeds 200 square feet (18.58 m²) in area, drainage shall be conveyed directly to a building drain or building sewer or be conveyed to an approved alternate location based on approved geotechnical and engineering design.

San Francisco Housing Code, Section 604 Structural Maintenance - Affidavit Required

All wood and metal decks, balconies, landings, exit corridors, stairway systems, guardrails, handrails, fire escapes, or any parts thereof in weather-exposed areas of apartment buildings and hotels; shall be

inspected by a licensed general contractor, or a structural pest control licensee, or a licensed professional architect or engineer; verifying that the exit system, corridor, balcony, deck or any part thereof; is in general safe condition, in adequate working order, and free from hazardous dry rot, fungus, deterioration, decay, or improper alteration. Property owners shall provide proof of compliance with this section by submitting an affidavit form (provided by the Department) signed by the responsible inspector to the Housing Inspection Services Division every five (5) years. For the purpose of this section, "weather-exposed areas" mean those areas that are not interior building areas. The affidavit process shall commence on January 1, 2004. (Added by Ord. 192-02, App. 9/17/2002; Ord. 256-07, App. 11/6/2007)

Other Conditions

Other conditions will be evaluated on a case-by-case basis by the Supervisor or Manager. Pre-application meeting and/or approval of AB-005 is required.

Tom C. Hui 7/14/17
Tom C. Hui, S.E., C.B.O. or Date
Director
Department of Building Inspection

Attachments:

- A. Notice Requiring Compliance of San Francisco Housing Code (SFHC) Section 604 for Apartment Buildings/Residential Condos (3 or more units) and Hotels
- B. Compliance Affidavit
- C. Building Standards Information Bulletin 17-01.

This Information Sheet is subject to modification at any time. For the most current version, visit our website at <http://www.sfdbi.org>



Notice Requiring Compliance Of San Francisco Housing Code Section 604 For Apartment Buildings/Residential Condos (3 or more units) and Hotels (Affidavit is on Reverse Side)

On September 17, 2003, the Board of Supervisors passed Ordinance # 192-02 which added Section 604 to the San Francisco Housing Code. The pertinent part of the Code Section is provided below for your reference. The following information has been enclosed in this information package to assist your submittal of the required affidavit **due now and every 5 years hereafter**. This requirement is separate and will cycle independently from the periodic health & safety (routine) inspections required by Chapter 3 of the Housing Code. This information is being distributed with the routine inspection request letters to give property owners the opportunity to ask the field inspectors questions about the affidavit process.

SEC. 604. STRUCTURAL MAINTENANCE.

- (a) Affidavit Required. All wood and metal decks, balconies, landings, exit corridors, stairway systems, guard rails, hand rails, fire escapes, or any parts thereof in weather-exposed areas of apartment buildings and hotels shall be inspected by a licensed general contractor, or a structural pest control licensee, or a licensed professional architect or engineer, verifying that the exit system, corridor, balcony, deck or any part thereof is in general safe condition, in adequate working order, and free from hazardous dry rot, fungus, deterioration, decay, or improper alteration. Property owners shall provide proof of compliance with this section by submitting an affidavit form (provided by the Department) signed by the responsible inspector to the Housing Inspection Services Division every five years. For purposes of this section, weather-exposed areas means those areas which are not interior building areas.

San Francisco Housing Code Requirements: Section 604 requires apartment house (including residential condominium buildings of 3 dwellings or more) and hotel (6 guest rooms or more) owners to have all building appendages to be inspected by a licensed general contractor, or structural pest control licensee, or licensed professional architect or engineer, verifying that the exit system, corridor, balcony, deck, or any part thereof (that exists within the subject building as identified above) is in general safe condition, in adequate working order, and free from hazardous dry rot, fungus, deterioration, decay, or improper alteration. Appendages are described as all wood and metal decks, balconies, landings, exit corridors, stairway systems, guardrails, handrails, fire escapes, or any parts thereof in weather-exposed areas (excluding interior building areas).

Note for Residential Condominiums: The San Francisco Housing Code defines residential condominiums (of three dwellings or more) to be apartment houses and therefore subject to this requirement. Residential condominium owners should have their home owner's association complete the enclosed affidavit if the building appendages described above are in the common or public areas of the building. If they are not part of the common area, but related to a specific dwelling/condo, then that residential condominium owner must complete the affidavit and return it to the Department of Building Inspection per the instructions indicated below.

Proof of Compliance & Mailing Instructions: Property owners shall provide proof of compliance with this Section by submitting the enclosed affidavit, with verification (if applicable) completed and signed by the licensed professional who inspected the subject building. Completed affidavits must be submitted to the Housing Inspection Services Division as indicated below, every 5 years. Please send completed and signed affidavits to the:

San Francisco Department of Building Inspection
Housing Inspection Services Division
Attn: Section 604 H.C. Affidavit Filing
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

Code Enforcement for Failure to File: Code enforcement proceedings as required by the San Francisco Housing Code will be initiated against those property owners who do not file completed and signed affidavits to the Department of Building Inspection. If you have any questions on this matter please call the Housing Inspection Services Division at (415) 558-6220.

Housing Inspection Services
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6220 – FAX (415) 558-6249 – www.sfdbi.org



COMPLIANCE AFFIDAVIT
SECTION 604 OF THE SAN FRANCISCO HOUSING CODE
(Requirements are described in the Notice on the reverse side)

Building Location:

Building Address:

Assessors Block/Lot:

Building Type :(select one)

- Apartment House
 Hotel
 Residential Condo Building (Apartment House with 3 or more dwellings - building appendage in common areas)
 Individual Residential Condo (Individual Dwelling Unit with building appendages in private area)

Property Owner Information :(select one & complete)

- Name of Property Owner: _____
 Name of Residential Condominium Association Representative: _____
Mailing Address for building contact (owner or condo association): _____
Phone # of Contact Person: _____

Licensed Professional Information :(select type of professional & complete)

Name of Licensed Professional that reviewed building: _____

Mailing Address of Licensed Professional: _____

Phone # of Licensed Professional: _____

License #: _____

Type of professional: General Contractor

Architect

Civil Engineer

Structural Engineer

Structural Pest Control Inspector

Affidavit Verification: (select one, if first square selected verification is not necessary).

- Exterior building appendages (see reverse for description) do not exist at the subject building.
 Exterior building appendages do exist at the subject building.(Complete verification below)

I, _____, hereby verify to the best of my knowledge that at the time of my inspection on _____, all wood and metal decks, balconies, landings, exit corridors, stairway systems, guardrails, handrails, fire escapes, or any parts thereof in weather-exposed areas, (that exist at the subject building identified above) are in general safe condition, adequate working order, and free from deterioration, decay, or improper alteration that could cause a safety hazard.

Signature of Licensed Professional indicated above

Date Signed

Please make a copy of this Affidavit for your records prior to submittal to the Department of Building Inspection. If you have any questions, please contact the Housing Inspection Services Division at (415) 558-6220. **Please submit completed & signed affidavit to the Department of Building Inspection addressed as follows:**

San Francisco Department of Building Inspection
Housing Inspection Services
Attn: Section 604 H.C. Affidavit Filing
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

Housing Inspection Services
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6220 – FAX (415) 558-6249 – www.sfdbi.org

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



BUILDING STANDARDS INFORMATION BULLETIN 17-01

ATTACHMENT C

DATE: February 2, 2017

TO: LOCAL BUILDING DEPARTMENTS
STATE AGENCIES AND DEPARTMENTS
LICENSED CONTRACTORS
DESIGN PROFESSIONALS
INTERESTED PARTIES

SUBJECT: Emergency Building Standards for Immediate Enforcement – Exterior Elevated Elements

The purpose of this information bulletin is to bring attention to emergency building standards regulations, effective January 30, 2017, which amend the 2016 California Building Code (CBC) and the 2016 California Existing Building Code (Cal. Code of Regs, Tit. 24, Parts 2 and 10).

During the California Building Standards Commission (CBSC) meeting on January 27, 2017, the CBSC commissioners approved emergency building standards proposed by the Department of Housing and Community Development (HCD), the Division of the State Architect-Structural Safety (DSA-SS) and CBSC. These emergency standards impact the construction of exterior elevated elements (EEEs) for residential occupancies, including factory built housing, hotels, motels, and apartment buildings, as well as state buildings, and public schools. The EEE regulations include additional details on construction documents, special inspections of EEEs during construction, an increase in structural live loads for balconies and decks, sloped waterproofing surface to reduce water retention, added ventilation to the underside of enclosed EEEs. These emergency standards also reinstate a maintenance provision allowing local jurisdictions to re-inspect buildings if deemed necessary.

The emergency building standards were developed after research was performed by an EEE subcommittee formed by CBSC and various state agencies, in response to the June 2015 Berkeley balcony failure, which resulted in loss of life and serious injury. Concurrently, the International Code Council (ICC) has proposed amendments for inclusion in the 2018 edition of International Building Code and International Existing Building Code which enhanced building standards for EEEs. The CBSC commissioners concurred with the participating state agencies' finding of emergencies, which state that early adoption of the model code amendments is warranted to help prevent potential future failures of EEEs.

The complete text of each state agencies' emergency building standards are included in the attachment available on the CBSC Emergency Rulemaking webpage (<http://www.bsc.ca.gov/Rulemaking/emergency.aspx>) and contained within the following state agency submittals:

- [BSC EF 01-17 \(For state buildings, CSU and UC applications\)](#)
- [HCD EF 01-17 \(For residential applications\)](#)
- [DSA-SS/CC EF 01-17 \(For K-12 public schools and community colleges\)](#)

For specific occupancies affected, refer to Chapter 1 of the 2016 California Building Code and the 2016 California Existing Building Code. Note, CBSC amendments concerning EEEs only apply to state buildings, including buildings constructed by the Trustees of the California State University (CSU) and the Regents of the University of California (UC), where no other state agency has authority to adopt building standards.

A local jurisdiction may adopt the amended code sections through its ordinance process and is required by California law to file the approved ordinance with CBSC. The CBSC Local Code Ordinances webpage (<http://www.bsc.ca.gov/Rulemaking/LocalCodeOrdinances.aspx>) provides information relevant to the ordinance filing requirements. An ordinance should be filed with CBSC so it becomes lawfully enforceable.

Supplement (blue) pages for these emergency regulations will be made available by the ICC to existing code subscribers and on the [CBSC website](#). Title 24 is composed of 13 parts and is published by ICC, the International Association of Plumbing and Mechanical Officials, and the National Fire Protection Association. For code subscriptions, refer to the following publisher contact information:

- **International Code Council**
Website: <http://www.iccsafe.org/contact-icc/>
Telephone: (800) 786-4452
(Publishes Parts 1, 2, 2.5, 6, 8, 9, 10, 11, and 12 of Title 24)
- **International Association of Plumbing and Mechanical Officials**
Website: <http://iapmomembership.org/>
Telephone: (909) 472-4208
Email: publications@iapmo.org
(Publishes Parts 4 and 5 of Title 24)
- **National Fire Protection Association - BNi Publication**
<http://www.bnibooks.com/>
Telephone: (888) 264-2665
(Publishes Part 3 of Title 24)

Pursuant to Government Code Section 11346.1, these emergency standards will expire after 180 days unless extended, or replaced with a final adoption of the building standards. In order for the emergency building standards to become permanent, the state agencies named herein must complete the certifying rulemaking process by engaging in the certification of compliance of the standards, including bringing the matter back before CBSC at a public meeting to consider adoption.

During this process, the public will have an opportunity to address the state agencies and CBSC with comments regarding the code language that is proposed for final adoption. The final adopted language will replace the originally adopted emergency building standards language and become permanent in the code. All related rulemaking documents and announcements from state agencies and CBSC are made available on the CBSC website (www.bsc.ca.gov).

Questions concerning the emergency regulations and application to specific occupancies should be directed to as follows:

- CBSC (916) 263-0916 (For state buildings, CSU and UC applications)
- HCD (916) 445-9471 (For residential applications)
- DSA-SS /CC (916) 445-8100 (For K-12 public schools and community colleges)

Questions concerning this information bulletin should be directed to the CBSC office via telephone (916) 263-0916 or email cbsc@dgs.ca.gov.



Mia Marvelli
Executive Director
Department of General Services, California Building Standards Commission

BUILDING STANDARDS COMMISSION (BSC) EF 01-17 EMERGENCY EXPRESS TERMS

PART 2, CHAPTER 1, DIVISION II SCOPE AND ADMINISTRATION

[Note that the first two proposed sections have counterparts proposed within Part 10.]

...

107.2.7 Exterior balcony and elevated walking surfaces. [BSC] *Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer’s installation instructions.*

...

110.3.8.1 Weather exposed balcony and walking surface waterproofing. [BSC] *Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

Exception: Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

Notation:

Authority – Health and Safety Code Section 18934.5.

Reference - Health and Safety Code Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

PART 2, CHAPTER 16 STRUCTURAL DESIGN

...
TABLE 1607.1
MINIMUM UNIFORM DISTRIBUTED LIVE LOADS, L_o,
AND MINIMUM CONCENTRATED LIVE LOADS^g

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs)
1. Apartments (see residential)	---	---
...
5. Balconies and decks ^h	Same as occupancy served <u>[BSC] 1.5 times the live load for the area served. Not required to exceed 100 psf</u>	...
...

Notation:

Authority – Health and Safety Code Section 18934.5.

Reference - Health and Safety Code Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

PART 2, CHAPTER 23 WOOD

...

2304.12.2.5 Supporting members for permeable floors and roofs. Wood structural members that support moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier. **[BSC]** *The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.*

2304.12.2.6 Ventilation required beneath balcony or elevated walking surfaces. **[BSC]** *Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow, or drainage from irrigation, shall be provided with openings that provide a net free cross ventilation area not less than 1/150 of the area of each separate space.*

Notation:

Authority – Health and Safety Code Section 18934.5.

Reference - Health and Safety Code Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

PART 10, CHAPTER 1, DIVISION II SCOPE AND ADMINISTRATION

[Note that the first two proposed sections have counterparts proposed within Part 2.]

...

101.8 Maintenance. **[BSC]** *Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.*

...

106.2.6 Exterior balcony and elevated walking surfaces. **[BSC]** *Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

...

109.3.7.1 Weather exposed balcony and walking surface waterproofing. **[BSC]** *Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

Exception: *Where special inspections are provided in accordance with Section 1705.1.1, Item 3.*

Notation:

Authority – Health and Safety Code Section 18934.5.

Reference – Health and Safety Code, Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

DIVISION OF THE STATE ARCHITECT (DSA-SS/CC) EF 01-17 EMERGENCY EXPRESS TERMS

PART 2 - CHAPTER 1 SCOPE AND ADMINISTRATION – DIVISION I CALIFORNIA ADMINISTRATION

...

SECTION 1.9 DIVISION OF THE STATE ARCHITECT

...

1.9.2.1 DSA-SS Division of the State Architect - Structural Safety

...

1.9.2.1.1 Applicable administrative standards.

...

2. Title 24, Part 2, California Code of Regulations:
[applies to public elementary and secondary schools, community colleges, and state-owned or state-leased essential services building(s)]:

2.1. Sections 1.1 and 1.9.2.1 of Chapter 1, Division I.

2.2 Sections 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, ~~and 106.1,~~
107.2.7 and 110.3.8.1 of Chapter I Division II.

...

1.9.2.2 DSA-SS/CC Division of the State Architect - Structural Safety/Community Colleges

...

1.9.2.2.1 Applicable administrative standards.

...

2. Title 24, Part 2, California Code of Regulations:

2.1. Sections 1.1 and 1.9.2 of Chapter 1, Division I.

2.2 Sections 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, ~~and 106.1,~~
107.2.7 and 110.3.8.1 of Chapter I Division II.

...

PART 2 - CHAPTER 1 – DIVISION II SCOPE AND ADMINISTRATION

[All existing California amendments that are not revised below shall continue without change]

[Note that the first two proposed sections have counterparts proposed within Part 10.]

...

107.2.7 Exterior balcony and elevated walking surfaces. [DSA-SS, DSA-SS/CC] *Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

...

110.3.8.1 Weather exposed balcony and walking surface waterproofing. [DSA-SS, DSA-SS/CC] *Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

Exception: *Where special inspections are provided in accordance with Section 1705.1.1, Item 3.*

Notation for [DSA-SS]:

Authority: Education Code § 17310 and 81142, and H&S Code §16022.

Reference: Education Code §§ 17280 through 17317, and 81130 through 81147, and Health and Safety Code §§16000 through 16023.

Notation for [DSA-SS/CC]:

Authority: Education Code § 81053.

Reference: Education Code §§ 81052, 81053, and 81130 through 81147.

CHAPTER 16 STRUCTURAL DESIGN

[All existing California amendments that are not revised below shall continue without change]

SECTION 1616 ADDITIONAL REQUIREMENTS FOR COMMUNITY COLLEGES [DSA-SS/CC]

...

1616.5 Live loads.

...

1616.5.1 Modifications to Table 1607.1.

...

1616.5.1.2 Item 5. Balconies and decks. *The minimum uniform live load for balconies and decks is 1.5 times the live load for the area served. Not required to exceed 100 psf.*

~~1616.5.1.2~~ **1616.5.1.3** *Item 24. Reviewing stands, grandstands and bleachers. The minimum uniform live load for a press box floor or accessible roof with railing is 100 psf.*

~~1616.5.1.3~~ **1616.4.1.4** *Item 35. Yards and terraces, pedestrians. Item 35 applies to pedestrian bridges and walkways that are not subjected to uncontrolled vehicle access.*

~~1616.5.1.4~~ **1616.5.1.5** *Item 36. Storage racks and wall-hung cabinets. The minimum vertical design live load shall be as follows:*

...

Notation:

Authority: Education Code § 81053.

Reference: Education Code §§ 81052, 81053, and 81130 through 81147.

**CHAPTER 16A
 STRUCTURAL DESIGN**

[All existing California amendments that are not revised below shall continue without change]

...

**TABLE 1607A.1
 MINIMUM UNIFORM DISTRIBUTED LIVE LOADS, L_o,
 AND MINIMUM CONCENTRATED LIVE LOADS^g**

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs)
1. Apartments (see residential)	---	---
...
5. Balconies and decks ^h	Same as occupancy served <i>[DSA-SS] 1.5 times the live load for the area served. Not required to exceed 100 psf</i>	---
...

Notation:

Authority: Education Code § 17310 and 81142, and H&S Code §16022.

Reference: Education Code §§ 17280 through 17317, and 81130 through 81147, and Health and Safety Code §§16000 through 16023.

**PART 2, CHAPTER 23
 WOOD**

[All existing California amendments that are not revised below shall continue without change]

...

2304.12.2.5 Supporting members for permeable floors and roofs. Wood structural members that support moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier. ***[DSA-SS, DSA-SS/CC] The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.***

2304.12.2.6 Ventilation required beneath balcony or elevated walking surfaces. [DSA-SS, DSA-SS/CC] *Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow, or drainage from irrigation shall be provided with openings that provide a net free cross ventilation area not less than 1/150 of the area of each separate space.*

Notation for [DSA-SS]:

Authority: Education Code § 17310 and 81142, and H&S Code §16022.

Reference: Education Code §§ 17280 through 17317, and 81130 through 81147, and Health and Safety Code §§16000 through 16023.

Notation for [DSA-SS/CC]:

Authority: Education Code § 81053.

Reference: Education Code §§ 81052, 81053, and 81130 through 81147.

**PART 10 - CHAPTER 1 – DIVISION I
SCOPE AND ADMINISTRATION**

[All existing California amendments that are not revised below shall continue without change]

...

**SECTION 1.9
DIVISION OF THE STATE ARCHITECT**

...

1.9.2.1 DSA-SS Division of the State Architect - Structural Safety

...

1.9.2.1.1 Applicable administrative standards.

...

2. Title 24, Part 2, California Code of Regulations:

[applies to public elementary and secondary schools, community colleges, and state-owned or state-leased essential services building(s)]:

2.1. Sections 1.1 and 1.9.2.1 of Chapter 1, Division I.

2.2 Sections 101.8.1, 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, and ~~406.4~~, 106.2.6 and 109.3.7.1 of Chapter I Division II.

...

1.9.2.2 DSA-SS/CC Division of the State Architect - Structural Safety/Community Colleges

...

1.9.2.2.1 Applicable administrative standards.

...

2. Title 24, Part 2, California Code of Regulations:

2.1. Sections 1.1 and 1.9.2 of Chapter 1, Division I.

2.2 Sections 101.8.1, 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, and 106.1, 106.2.6 and 109.3.7.1 of Chapter I Division II.

...

PART 10 - CHAPTER 1 – DIVISION II SCOPE AND ADMINISTRATION

[All existing California amendments that are not revised below shall continue without change]

...

101.8.1 Maintenance. [DSA-SS, DSA-SS/CC] *Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protections and safety systems and devices in existing structures.*

...

106.2.6 Exterior balcony and elevated walking surfaces. [DSA-SS, DSA-SS/CC] *Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

...

109.3.7.1 Weather exposed balcony and walking surface waterproofing. [DSA-SS, DSA-SS/CC] *Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

Exception: *Where special inspections are provided in accordance with Section 1705.1.1, Item 3.*

Notation for [DSA-SS]:

Authority: Education Code § 17310 and 81142, and H&S Code §16022.

Reference: Education Code §§ 17280 through 17317, and 81130 through 81147, and Health and Safety Code §§16000 through 16023.

Notation for [DSA-SS/CC]:

Authority: Education Code § 81053.

Reference: Education Code §§ 81052, 81053, and 81130 through 81147.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) EF 01-17 EMERGENCY EXPRESS TERMS

1. **HCD proposes to amend the 2016 CBC, Chapter 1, as follows:**

CHAPTER 1 SCOPE AND ADMINISTRATION

SECTION 107 SUBMITTAL DOCUMENTS

107.2.7 Exterior balcony and elevated walking surfaces. [HCD 1, HCD 2] *Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

SECTION 110 INSPECTIONS

110.3.8.1 Weather exposed balcony and walking surface waterproofing. [HCD 1, HCD 2] *Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

Exception: *Where special inspections are provided in accordance with Section 1705.1.1, Item 3.*

NOTE:

Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1, and Water Code Section 14877.3, 13552.2, 13552.4, 13553.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

2. **HCD proposes to amend the 2016 CBC, Chapter 16, as follows:**

CHAPTER 16 STRUCTURAL DESIGN

SECTION 1607 LIVE LOADS

**TABLE 1607.1
 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_o ,
 AND MINIMUM CONCENTRATED LIVE LOADS⁹**

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs.)
1. Apartments (see residential)

.....
5. Balconies and decks ^h	Same as occupancy served <u>[HCD 1, HCD 2] 1.5 times the live load for the area served. Not required to exceed 100 psf.</u>	--
.....

No changes to footnotes.

NOTE:

Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1, and Water Code Section 14877.3, 13552.2, 13552.4, 13553.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

3. HCD proposes to amend the 2016 CBC, Chapter 23, as follows:

**SECTION 2304
 GENERAL CONSTRUCTION REQUIREMENTS**

2304.12.2.5 Supporting members for permeable floors and roofs. [HCD 1, HCD 2] Wood structural members that support moisture permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier. The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.

Exception: (No change to text)

2304.12.2.6 Ventilation required beneath balcony or elevated walking surfaces. [HCD 1, HCD 2] Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow, or drainage from irrigation, shall be provided with openings that provide a net free cross ventilation area not less than 1/150 of the area of each separate space.

NOTE:

Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1, and Water Code Section 14877.3, 13552.2, 13552.4, 13553.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

4. HCD proposes to amend the 2016 CEBC, Chapter 1, as follows:

**CHAPTER 1
SCOPE AND ADMINISTRATION**

**SECTION 101
GENERAL**

101.8 Maintenance. [HCD 1, HCD 2] Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be reinspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

**SECTION 106
CONSTRUCTION DOCUMENTS**

106.2.6 Exterior balconies and elevated walking surfaces. [HCD 1, HCD 2] Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

**SECTION 109
INSPECTIONS**

109.3.7.1 Weather exposed balcony and walking surface waterproofing.[HCD 1, HCD 2] Where the scope of the work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

Exception: Where special inspections are provided in accordance with Section 1705.1.1, Item 3 of the California Building Code.

Note: Residential buildings...(No change to Note.)

NOTE:

Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.