



San Diego Area Chapter
International Code Council

Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, El Centro, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego City, San Diego County, San Marcos, Santee, Solana Beach, Vista

Date: June 9, 2014

From: Kurt Culver, Co-Chair, CBC/CRC Committee

To: San Diego Area Chapter of ICC

Subject: **Significant Changes Between the 2010/2013 California Building and Residential Codes**

- **CRC:**

1. If the “umbrella” option is used for Townhouses (in lieu of parapets), the 4’ umbrella may not have any openings or penetrations. Section R302.2.2.
2. **Residential bathrooms must have exhaust fans (not just operable windows). Section R303.3.**
3. Vents and chimneys must be at least 10’ from operable windows or intake openings. Section R303.5.
4. Safety glazing next to wet surfaces. Section R308.4.5.
5. Safety glazing adjacent to stairs/ramps. Sections R308.4.6 and R308.4.7.
6. For bedroom egress windows, the bottom of the clear opening shall not exceed 44" above the floor. Section R310.
7. **Smoke alarms more than 10 years old must be replaced. Section R314.3.2.**
8. **The old SFM “guidelines” for PV’s are now in the CRC. This requires fairly large clearances on the roof around the PV’s. Section R331.4, etc.**
9. If storage occurs in an underfloor area (or a fuel-fired appliance), then fire protection of the floor is required. Section R501.3.
10. The braced wall provisions in the CRC have changed (slightly less restrictive).

- **CBC:**

11. For open parking garages with required ventilation openings below grade, the well must have a width at least equal to the well depth. Section 406.5.2.1.
12. If using the “nonseparated” approach for mixed occupancies, then Section 508.3.1 requires that the most restrictive provisions of Chapter 9 shall apply to the total nonseparated occupancy area.

The mission of the ICC San Diego Area Chapter CRC Committee is to:

Promote uniformity and consistency in the understanding, application, training, and enforcement of the California Residential Code.

<http://www.iccsdchapter.org/CRC-Committee.html>



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13. The concept of incidental uses has been clarified. Storage rooms omitted from list of incidental uses. Section 509.
- 14. Proximity of projections beyond exterior walls has been revised. Section 705.2.**
- 15. Fire protection of combustible projections has been revised. Section 705.2.3.**
16. “Double” Fire Walls are now allowed as an option. Section 706.2.
17. Parapets of Fire Walls at sloping roofs must now be higher. Section 706.6.2.
18. “Shafts” are now called “Vertical Openings” and that section of the code has been reformatted.
19. In addition to “F” and “T” ratings for penetrations, Section 714.5 now requires “L” ratings for smoke barriers.
20. The 2010 CBC required 4-hour Fire Walls to reduce sprinkler requirements; this has been greatly reduced in the 2013 CBC.
- 21. Sprinklers are now required where upholstered furniture/mattresses are made, stored or displayed (depending on floor area). Section 903.2.**
22. Fire alarm requirements for Group A Occupancies based on the combination of all such Group A’s in the building (unless properly separated). Section 907.2.1.
23. New terms for stairs and stair enclosures. Sections 1009 and 1010.
24. In Groups B and M occupancies, stairs need not be enclosed if sprinklered and 4 stories or less. Section 1009.3.
25. All stairs must comply with the code, even if “convenience” stairs. Section 1009.1.
26. Floor-level exit signs required in Group R-1 occupancies. Section 1011.2.
27. Handrail graspability provisions slightly changed. Section 1012.3.
28. Day care rooms where care is provided for more than 10 children (2½ years of age or less) shall have access to not less than two exits. Section 1015.6.
- 29. Chapter 11B has been completely re-formatted.**
- 30. The ratio requirement for van-accessible parking stalls has changed from 1:8 to 1:6. Section 11B-208.2.4.**
31. For a single accessible parking stall, the loading/unloading area may be on either side of the stall (unless it is a van-accessible stall, in which case the loading/unloading area must be on the passenger side). Section 11B-502.2.

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32. The accessible restroom requirements have changed slightly (depending on layout, this could be a couple of inches for width/length).
33. In stadium-style movie theaters, the wheelchair spaces must be further away from the screen, compared to previous codes. Section 11B-221.2.1.5.
34. For bars having a counter >34" high, a portion of the main counter (a minimum of 60" long) shall be provided with a height of 34" maximum. Section 11B-226.3.
35. Attic ventilation provisions changed to require >50% of the vents (but <80%) to be in the upper portion, if using the "1/300" rule. Section 1203.2. The CRC contains different criteria. Section R806.2.
36. Live loads in Table 1607.1 have changed for some assembly areas and other areas.
37. The old 85 mph wind speed from the 2010 CBC has now changed to 110 mph, but, because of load factors, the net result is the same.
38. In high-rise buildings, and in buildings assigned to Risk Categories III or IV, Special Inspection is required for fire-resistant penetrations/joints. Section 1705.16.

Miscellaneous:

39. The safety glazing requirements in the CBC are different from the CRC (proximity to stairs).
40. The sill height requirement in Section 1013.1 of the CBC (requiring guards) is different from the corresponding section in the CRC.
41. The braced wall provisions in the CRC are different from those shown in the CBC.
- 42. CalGreen now applies to residential room additions.**
43. The threshold at which CalGreen applies to existing commercial projects has been lowered: additions of 1,000 sq. ft. or larger or alterations (tenant improvements) with a value of \$200,000 or more.
- 44. Per California law, additions or alternations of Commercial projects or Multifamily Residential projects (condos, apartments and hotels with kitchens) available for use before January 1, 1994 may require replacement of noncompliant plumbing fixtures *** by water conserving fixtures:**
 - **All plumbing fixtures in the building where an addition will increase the floor area of the building by 10%.**
 - (Or)**

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- **Plumbing fixtures that serve the alterations or improvement in which the building permit valuation exceeds \$150,000.00. (Or)**
- **An alternation or improvement to a room containing noncompliant fixtures (regardless of valuation).**

*** **“Noncompliant plumbing fixtures” are any of the following:**

- **Any water closet exceeding 1.6 gallons/flush.**
- **Any urinal manufactured to use more than 1.0 gallon/flush.**
- **Any showerhead exceeding 2.5 gallon/minute.**
- **Any interior faucet that emits more than a 2.2 gallons/minute.**

Note: Items in **red** were considered more important by multiple committee members.

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