

## PART

# 1

# Administration

## Chapters 1 and 2

- Chapter 1 Scope and Administration  
No changes addressed
- Chapter 2 Definitions

The provisions of Chapter 1 address the application, enforcement and administration of subsequent requirements of the code. In addition to establishing the scope of the *California Building Code* (CBC), the chapter identifies which buildings and structures come under its purview. A building code, as with any other code, is intended to be adopted as a legally enforceable document to safeguard health, safety, property and public welfare. A building code cannot be effective without adequate provisions for its administration and enforcement. Chapter 2 provides definitions for terms used throughout the CBC. Codes, by their very nature, are technical documents, and as such, literally every word, term and punctuation mark can add to or change the meaning of the intended result. ■

### 1.2.2

#### BSC-CG

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#### Definition of Community Care Facility

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#### Definition of Greenhouse

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#### Definition of Repair Garage

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#### Definition of Sleeping Unit

## CHAPTER 2

### Removal of Definition References



## 1.2.2

### BSC-CG

Courtesy of Jeff & Anya Armstrong



**CHANGE TYPE:** Modification

**CHANGE SUMMARY:** Identifies that the California Building Standards Commission is the responsible agency for Green Building criteria for non-residential occupancies and graywater systems.

**2019 CODE:** 1.2.2 BSC-CG

#### **1. Green buildings standards for nonresidential occupancies.**

**Application** – All occupancies where no state agency has the authority to adopt green building standards applicable to those occupancies.

**Enforcing agency** – State or local agency specified by the applicable provisions of law.

**Authority cited** – Health and Safety Code Sections 18930.5(a), 18938 and 18940.5.

**Reference** – Health and Safety Code, Division 13, Part 2.5, commencing with Section 18901.

#### **2. Graywater systems for nonresidential occupancies.**

**Application** – The construction, installation, and alteration of graywater systems for indoor and outdoor uses in nonresidential occupancies.

**Enforcing agency** – State or local agency specified by the applicable provisions of law.

**Authority cited** – Health & Safety Code Section 18941.8.

**Reference** – Health & Safety Code Section 18941.8.

**CHANGE SIGNIFICANCE:** This amendment is intended to identify the California Building Standards Commission (BSC) authority for nonresidential graywater systems. These changes were originally part of the *California Plumbing Code* and the *California Green Building Code* in the 2016 Intervening Code Cycle. These changes are intended to match the language regarding the authority of the BSC with the language in other parts of Title 24. This will add BSC graywater systems to the 2019 *California Building Code* that were left out in the 2016 *California Building Code*. This will clear up the building standards that BSC uses in terms of graywater systems in Title 24, as well as match the information with other sections of Title 24 that already have this information.

**CHANGE TYPE:** Modification

**CHANGE SUMMARY:** This change eliminates duplicative text with the California Health and Safety Code from the definition.

**2019 CODE: COMMUNITY CARE FACILITY.** *Any facility, place or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care or ~~foster family~~ agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes but is not limited to the following as defined in Health and Safety Code Section 1502:*

- 1. Residential facility*
- 2. Adult day program*
- 3. Therapeutic day services facility*  
*~~Foster family agency~~*  
*~~Foster family home~~*  
*~~Small family home~~*
- 4. Social rehabilitation facility*
- 5. Community treatment facility*
- 6. Full-service adoption agency*  
*~~Noncustodial adoption agency~~*
- 7. Transitional shelter care facility*
- 8. Transitional housing placement facility*

**CHANGE SIGNIFICANCE:** This amendment was intended to provide for a shorter list and not duplicate the statute in the 2019 CBC. Including language for foster homes was thought to be duplicative because the Office of the State Fire Marshal (OSFM) already has statutory authority to develop regulations for these uses and felt it did not need to be restated in the code. In addition, the list is only a small example of what may be considered a Community Care Facility. The SFM also indicated this deletion did not result in a change in regulatory effect.

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### Definition of Community Care Facility





## 202

Definition of  
Greenhouse**CHANGE TYPE:** Addition

**CHANGE SUMMARY:** A definition of greenhouse has been added to the code in order to recognize that the primary characteristic of such a structure is its unique environment for growing plants, and not the structure itself or merely the presence of plants.

**2019 CODE: GREENHOUSE.** A structure or thermally isolated area of a building that maintains a specialized sunlit environment used for and essential to the cultivation, protection or maintenance of plants.

**CHANGE SIGNIFICANCE:** A greenhouse has historically been recognized as a structure intended for the growing of plants. The primary difference between a greenhouse and other structures is that the environment in a greenhouse is specific to this intended use. Although a variety of other activities can occur within a greenhouse, the key issue is the maintenance of a controlled environment within the facility necessary for proper plant growth. A definition of greenhouse has been added to the code in order to recognize that the primary characteristic of such a structure is its unique environment, not the structure itself or merely the presence of plants.

Buildings intended for human habitation are required to provide minimum features such as lighting, ventilation, heating and cooling that are suitable for the health and welfare of the occupants, and oftentimes plants can coexist in such environments. In a greenhouse, the environment is such that it is maintained exclusively for, and essential to, the aggressive propagation of plants used by commercial growers for plant production. It is acceptable for other activities to be conducted in a greenhouse, such as retail sales, educational research, conservation, education and assembly use. The occupancy classification of a greenhouse will be determined accordingly. However, in all cases, the environment of the greenhouse must be such that the plants will thrive.



Greenhouse

The extent of the definition is limited to those structures designed and used specifically for the growing, care and maintenance of plants. As such, sunrooms, solariums, glass-enclosed walkways, atria and other types of spaces that permit ample sunlight and prominently feature plants for aesthetic purposes are not considered as greenhouses under the new definition.

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### Definition of Repair Garage

**CHANGE TYPE:** Addition

**CHANGE SUMMARY:** The CFC definition of repair garage is now introduced to the CBC in order to provide clarity and consistency in the application of provisions related to the repair and maintenance of motor vehicles.

**2019 CODE: REPAIR GARAGE.** A building, structure or portion thereof used for servicing or repairing motor vehicles.

**CHANGE SIGNIFICANCE:** The term “repair garage” is used throughout the code, including in key provisions such as Section 311.2 (occupancy classification), Section 406.8 (special detailed requirements) and Section 903.2.9.1 (automatic sprinkler systems). However there has been no definition of a repair garage in the CBC. Without the definition, guidance in applying code requirements has typically been provided through the use of the repair garage definition found in the *California Fire Code* (CFC). The CFC definition is now replicated in the CBC in order to provide clarity and consistency in the application of provisions related to the repair and maintenance of motor vehicles.



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Repair garage

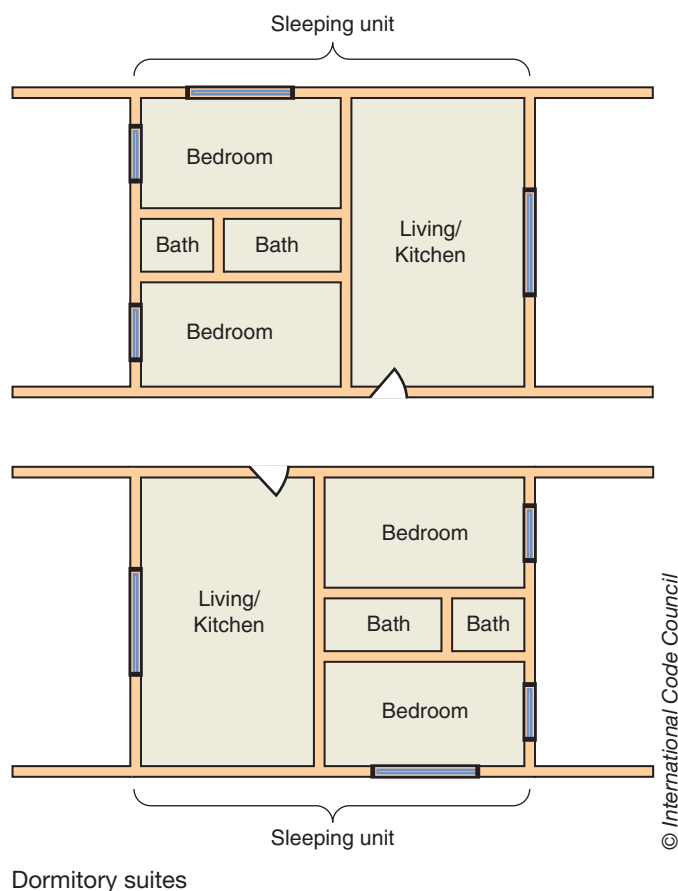
**CHANGE TYPE:** Clarification

**CHANGE SUMMARY:** The revised definition of dwelling unit clarifies that each individual bedroom within a residential suite is not to be considered as a sleeping unit, but rather the entire suite is to be deemed as one sleeping unit.

**2019 CODE: SLEEPING UNIT.** ~~A room or space in which people sleep, which can also include single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.~~

**CHANGE SIGNIFICANCE:** The single required characteristic of a sleeping unit is that it is used as the primary location for sleeping purposes. Guestrooms of Group R-1 hotels and motels are typically considered sleeping units. Sleeping units are also commonly found in congregate living facilities, such as dormitories, sorority houses and fraternity houses, and are regulated as Group R-2 occupancies. Several of the varied Group I occupancies also contain resident or patient sleeping units. Of major importance, sleeping units are required by Section 420 to be separated from

*202 continues*



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### Definition of Sleeping Unit