

**PART**

# 1

## Administration

### Chapter 1



#### ■ Chapter 1 Scope and Administration

The administration part of the *California Residential Code* (CRC) covers the general scope, purpose, applicability, and other administrative issues related to the regulation of residential buildings by building safety departments. The administrative provisions establish the responsibilities and duties of the various parties involved in residential construction and the applicability of the technical provisions within a legal, regulatory, and code enforcement arena.

Section R101.2 establishes the criteria for buildings that are regulated by the CRC. Buildings beyond the scope of Section R101.2 are regulated by the *California Building Code* (CBC). The CRC governs detached one- and two-family dwellings and townhouses that are not more than three stories above grade plane in height and have their own separate means of egress. Buildings that are accessory to these dwellings and townhouses, such as garages and sheds, also are regulated by the CRC. The remaining topics in Part 1 include the establishment of the building safety department, duties of the building official, permits, construction documents, and inspections. ■

#### **R 105.2**

**Fences Exempt from Permit**

#### **R 109.1.4, R 109.1.6**

**Frame and Final Inspections**

## R105.2

### Fences Exempt from Permit

**CHANGE TYPE:** Modification

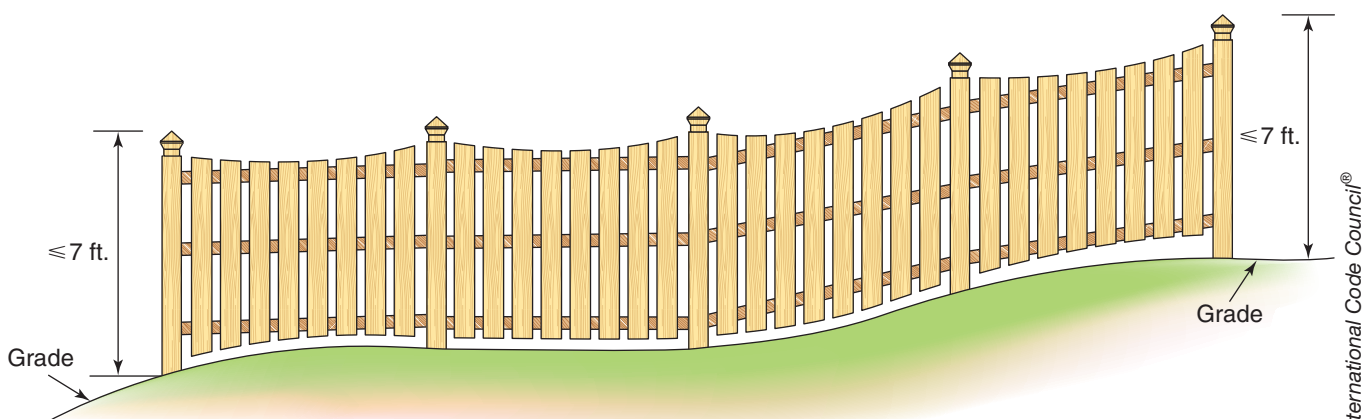
**CHANGE SUMMARY:** Fences up to 7 feet high are now exempt from permit requirements.

**2013 CODE: R105.2 Work Exempt from Permit.** Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed *120 square feet (11.15 m<sup>2</sup>)*.
2. Fences not over 6 7 feet (~~1829~~ 2134 mm) high.
3. through 10. [no change to text]

**CHANGE SIGNIFICANCE:** Because vertical fence boards are often precut to 6-foot lengths and the boards are raised off the ground a few inches, the typical wood fence installation exceeds 6 feet and was previously not exempt from the permitting requirement of the code. In addition, some code users have experienced difficulty in accurately measuring fence height because of irregularities in the ground surface. The intent in raising the height from 6 feet to 7 feet for permit exemption is to avoid difficulty in making this determination. The thought is that most fences will be only a few inches higher than 6 feet and well below a height of 7 feet, making the determination of whether a permit is required readily apparent.



Fence exempt from permit.

**CHANGE TYPE:** Addition

**CHANGE SUMMARY:** Moisture content verification has been added to the frame inspection requirements. Placement of a maintenance manual in the building is required at the time of final inspection. These new provisions come from the CAL Green requirements.

**2013 CODE:** **R109.1.4 Frame and masonry inspection.** (No change to text)

**R109.1.4.1 *Moisture content verification.*** *Moisture content of framing members shall be verified in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5.*

**R109.1.4.1 R109.1.4.2 Lath and gypsum board inspection.** (No change to text)

**R109.1.6 Final inspection.** (No change to text)

**R109.1.6.1 Elevation documentation.** (No change to text)

**R109.1.6.2 *Operation and maintenance manual.*** *At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency shall be placed in the building in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4.*

**CHANGE SIGNIFICANCE:** HCD has included pointers to mandatory CALGreen Code requirements in this code to enhance user convenience and familiarity. These mandatory pointers are excerpts to code sections in CALGreen. Users should consult the actual code text in CALGreen for complete requirements.

The moisture content verification inspection in Section R109.1.4.1 intends to reduce the probability of mold and mildew growth and as a result improve indoor air quality.

The intent of the operation and maintenance manual in Section R109.1.6.2 is to encourage the proper maintenance and performance of the systems built into the building after the certificate of occupancy is issued.

## R109.1.4, R109.1.6

### Frame and Final Inspections

