

PART

1

Administration

Chapters 1 and 2

- Chapter 1 Scope and Application
- Chapter 2 Definitions

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 remaining topics in the administration provisions of Chapter 1 include the establishment of the building safety department, duties of the building official, permits, construction documents, and inspections.

The definitions contained within the CRC are intended to reflect the special meaning of such terms within the scope of the code. As terms can often have multiple meanings within their ordinary day-to-day use or within the various disciplines of the construction industry, it is important that their meanings within the context of the CRC be understood. Most definitions used throughout the CRC are found in Chapter 2. ■

1.1.3.1

Classification

1.1.9

Effective Date of this Code

1.8.3, 1.8.10.1

Existing Buildings

R101.2

Scope

R104.11

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Change of Occupancy

R106.1.5

Exterior Balconies and Elevated Walking Surfaces

106.4

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106.4.2

Electric Vehicle Parking for New Multi-Family Dwellings



106.4.2

Electric Vehicle Common Use Parking Areas

R202

Definition of Crawl Space

R202

Definition of Carbon Monoxide Alarm

R202

Definition of Fenestration

R202

Definition of Solar Energy System

CHANGE TYPE: Modification

CHANGE SUMMARY: Eliminates the confusion that townhouses constructed using the CRC are Group R-2 occupancies.

2019 CODE: 1.1.3.1 Classification. *Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed below in Chapter 3 of the California Building Code. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508 of the California Building Code. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved in accordance with this code or the California Building Code.*

Note: Live/work units complying with the requirements of Section 419 of the California Building Code are classified as a Group R-2 occupancy and are permitted to be constructed as one- and two-family dwellings or townhouses in accordance with this code.

1.1.3.2 Regulated buildings, structures and applications. *The model code, state amendments to the model code, and/or state amendments where there are no relevant model code provisions shall apply to detached one- and two-family dwellings, lodging houses, live/work units, townhouses, and structures accessory thereto. State agencies with regulatory authority as specified in Sections 1.2 through 1.14, except where modified by local ordinance pursuant to Section 1.1.8. When adopted by a state agency, the provisions of this code shall be enforced by the appropriate enforcing agency, but only to the extent of authority granted to such agency by the state legislature.*

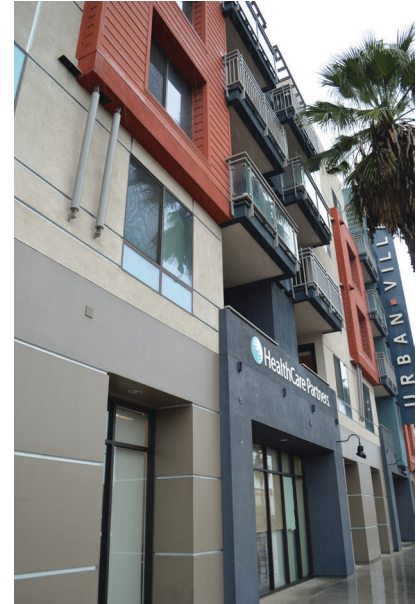
1.1.7.3.1 Detached one- and two-family dwellings. *Detached one- and two-family dwellings, lodging houses, live/work units, townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures may be designed and constructed in accordance with this code or the California Building Code, but not both, unless the proposed structure(s) or element(s) exceed the design limitations established in this code, and the code user is specifically directed by this code to use the California Building Code.*

LIVE/WORK UNIT. A dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant or building owner.

CHANGE SIGNIFICANCE: This code change intends to modify this section from the CRC to eliminate confusion with Group R-3 buildings only. Townhome and live/work units are classified as Group R-2 and fall under the scope of the CRC. Therefore, it is important to note that occupancy classification groups are addressed in Chapter 3 of the CBC. However, lodging houses and live/work units as defined in this section are permitted to be constructed under the CRC.

1.1.3.1

Classification



Live-work units

Courtesy of Jeff & Anya Armstrong

1.1.9

Effective Date of this Code

CHANGE TYPE: Modification

CHANGE SUMMARY: Adjusts the time frame for plan approval.

2019 CODE: **1.1.9 Effective date of this code.** Only those standards approved by the California Building Standards Commission that are effective at the time an application for building permit is submitted shall apply to the plans and specifications for, and to the construction performed under, that permit. For the effective dates of the provisions contained in this code, see the History Note page of this code.

(HCD 1 & HCD 2) Exception: *Plans approved by the Department of Housing and Community Development or a Department-approved design approval agency for factory built housing as defined by Health and Safety Code Section 19971. Approved plans, pursuant to the California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1, Article 3, Section 3048 remain valid for a period of 36 months from the date of plan approval.*

CHANGE SIGNIFICANCE: This code modification elongates the amount of time that FBH plans are valid to be built upon approval. The proposed time is 36 months from the date of approval. This will potentially allow approved plans to be valid during a time period of one overlapping triennial codes cycle. The approved plans will be held to the standard of the code to which they were approved plans approved by local jurisdiction prior to updated codes taking effect. This change does not have any regulatory effect; it merely provides a reference code for users of factory-built housing.

CHANGE TYPE: Modification

CHANGE SUMMARY: Allows the use of the *California Existing Building Code* for additions, alterations and repairs.

2019 CODE: 1.8.3.1 Duties and powers. *For additional requirements regarding additions, alterations, or repairs to existing buildings and appurtenant structures, see the California Existing Building Code.*

1.8.10.1 Existing structures. *Notwithstanding other provisions of law, the replacement, retention, and extension of original materials and the use of original methods of construction for any existing building or accessory structure, or portions thereof, shall be permitted in accordance with the provisions of this code and the California Existing Building Code, as adopted by the Department of Housing and Community Development. For additional information, see California Health and Safety Code, Sections 17912, 17920.3, 17922 and 17958.8.*

CHANGE SIGNIFICANCE: This change deals with duties and powers within the HCD's proposed new modification for additional requirements for existing buildings.

1.8.3, 1.8.10.1 Existing Buildings



R101.2

Scope

CHANGE TYPE: Modification

CHANGE SUMMARY: All instances where the *California Building Code* (CBC) permits construction under the CRC are now listed in the exception to the scope of the CRC.

2019 CODE: R101.2 Scope. The provisions of the ~~*California Residential Code for One- and Two-family Dwellings*~~ this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

Exceptions: The following shall be permitted to be constructed in accordance with this code where provided with a residential fire sprinkler system complying with Section R313:

1. Live/work units located in townhouses and complying with the requirements of Section 419 of the *California Building Code* shall be permitted to be constructed in accordance with the ~~*California Residential Code for One- and Two-Family Dwellings*~~. Fire suppression required by Section 419.5 of the *California Building Code* where constructed under the ~~*California Residential Code for One- and Two-family Dwellings*~~ shall conform to Section R313.
2. Owner-occupied lodging houses with five or fewer guest-rooms shall be permitted to be constructed in accordance with the ~~*California Residential Code for One- and Two-family Dwellings*~~ where equipped with a fire sprinkler system in accordance with Section R313.



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Bed and breakfast

3. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A care facility for five or fewer persons receiving care that are within a single-family dwelling.

CHANGE SIGNIFICANCE: The CBC applies to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure. That is stated in the scope of the CBC. It generally applies to all buildings. However, the exception to the scope says detached one- and two-family dwellings and townhouses not more than three stories above grade plane shall comply with the *California Residential Code* (CRC). This exception to the CBC scope matches the scope of the CRC, bringing the two codes into alignment. There are also provisions where the two codes correlate for a limited number of uses. For example, requirements for live/work units and lodging houses have previously appeared in both codes. The 2019 CRC has updated the exceptions to the scope to include all of those uses recognized in the CBC as permitting construction under the CRC. The three uses new to the CRC are care facilities for five or fewer persons receiving various levels of care.

The 2010 editions of the CBC and CRC introduced provisions embracing the concept of live/work units. These combine a residential dwelling unit with a small business use. A live/work unit is defined in the CBC as a dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant. The code limits the number of employees for the business to five and limits the area of the unit. Live/work units are part of recent trends in community development reminiscent of the early 1900s where neighborhoods included various service businesses. The new trend is often referred to as “Traditional Neighborhood Design.” The intent was to reduce requirements for this traditional use and it is not considered a mixed occupancy. This is the one instance where the CBC does not send the code user to the CRC as an approved method of construction. Rather the CRC permits live/work units in townhouses under the exceptions to its scope, but sends the user to the CBC for the details.

Owner-occupied lodging houses with five or fewer guestrooms were added to the exceptions to the scope of the CRC in the 2013 edition. The intent was to allow construction of small bed-and-breakfast operations under the CRC provisions that were perceived as less restrictive than those of the CBC. The CBC, on the other hand, did not state that the CRC could be used for construction of lodging houses. That language first appeared in the 2016 CBC in Section 310.5.2 and permitted owner-occupied lodging houses with five or fewer guestrooms to be constructed under the CRC. Small bed-and-breakfast operations are considered similar to and compatible with one- and two-family dwellings and townhouses regulated by the residential code.

Three additional items have been added to the exception of the CRC scope to correlate with the corresponding language in Chapter 3 of the CBC. This change intends to complete cross-references between the two codes and alerts CRC code users to the corresponding language in the

R101.2 continued

CBC. Chapter 3 of the CBC describes the various uses of buildings and their assignment into an occupancy classification. The CRC does not classify buildings into occupancy groups, but there are certain classifications within the CBC that are limited in the number of occupants and are considered to have a similar level of hazard as single-family dwellings regulated by the CRC. New to the 2019 CRC, as exceptions to the scope, are uses related to care facilities. In all cases, the number of persons being cared for cannot exceed five. See Table 1-1 for the corresponding sections in the CRC and CBC.

TABLE 1-1 Exceptions to the Scope in the CRC and Corresponding Location in the CBC

| First Appeared in CRC | 2016 CBC Section | 2019 CBC Section | CRC Description | CBC Occupancy Group | CBC Reference to CRC |
|-----------------------|------------------|------------------|---|---------------------|----------------------|
| 2010 | 419 | 419 | Live/work units | R-2 | No |
| 2013 | 310.5.2 | 310.4.2 | Owner-occupied lodging houses with five or fewer guestrooms | R-3 | Yes |
| 2019 | 308.3.4 | 308.2.4 | A care facility with five or fewer persons receiving custodial care within a dwelling unit. | R-3 | Yes |
| | 308.6.4 | 308.5.4 | | | |
| 2019 | 308.4.2 | 308.3.2 | A care facility with five or fewer persons receiving medical care within a dwelling unit. | R-3 | Yes |
| 2019 | 310.5.1 | 310.4.1 | A care facility for five or fewer persons receiving care within a single-family dwelling. | R-3 | Yes |

The list of exceptions to the scope of the CRC has also been reorganized and edited for clarification. The previous reference in the CRC to the “*California Residential Code*” has been replaced with “this code,” which is consistent with provisions throughout the ICC family of codes. All five items under the exception are special uses permitted in the CRC that have their basis in the CBC and all specifically require a residential fire sprinkler system complying with CRC Section R313. That information now appears at the top of the list to apply to all five items, rather than listing the same requirement for each item. Although an automatic fire sprinkler system is required for all new dwellings and townhouses under the CRC, state and local amendments to the code have removed sprinkler requirements in many jurisdictions. All of the corresponding provisions in the CBC require fire sprinkler systems. In addition, the three sections in Chapter 3 of the CBC specifically require an automatic sprinkler system in accordance with NFPA 13D or CRC Section R313 when permitting construction under the CRC. If the sprinkler reference did not appear in the CRC list, there was concern that code users would not be familiar with the correlating CBC provisions that required sprinklers.