

Talking points for the Department of Housing and Community Development (HCD) regarding adoption of the 2006 IBC:

- ❖ Exterior walls of one and two family dwellings shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet or more. (Table 602, note f)

The 2006 IRC requires exterior walls with less than a 5 ft fire separation distance to property lines to have a 1 hour fire resistance rating. The 2006 IBC does not differentiate between the different Group R occupancy classification groups and would require 1 hour construction for exterior walls of Group R-3 dwellings with a fire separation distance of 10 ft or less to a property line.

The scope provisions contained in Section 101.2 of the 2006 IBC specify that one- and two- family dwellings and townhouses comply with the provisions of the IRC. This amendment aligns the requirement contained in the IRC with those of the IBC by clarifying that Group R-3 one- and two-family dwellings and townhouses do not need 1 hour rated exterior wall assemblies provided a fire separation distance of more than 5 feet is provided.

- ❖ An automatic sprinkler system is not required for detached one and two family dwellings. (Sec. 903.2.7, exception)

The 2006 IRC does not require fire sprinkler systems in detached one- and two- family dwellings. The scope provisions contained in Section 101.2 of the 2006 IBC specify that one- and two- family dwellings comply with the provisions of the IRC. This amendment aligns the requirement contained in the IRC with those of the IBC by specifying that one- and two-family dwellings may be constructed without fire sprinklers unless required by other sections of the code.

- ❖ Open guards shall have balusters or ornamental patterns such that a 4-inch diameter (102 mm) sphere cannot pass through any opening. Minimum height 42 inches except at handrails. (Sec. 1013.3)

The basis for this amendment is contained in the November-December "Building Standards" publication of the International Conference of Building Officials (ICBO). The article was titled "Climbable Guards: The Special Enemy of the World's 2- and 3-year old Children." The article cites studies conducted with children of various ages negotiating various guard heights and types. The article further states that most two- and three-year old children have sufficient arm and shoulder strength to climb to a height of 34 inches and then fit through the 8-inch opening at the top of a guard which would be allowed by the 2006 IBC.

HCD received information that an ICC Code Technology Committee (CTC) had been formed to study this issue and has made similar recommendations to revise the IBC in the 2006 code cycle. HCD's proposed revisions are not exactly the same as proposed by the CTC, however they accomplish the same result in reducing the opening size of the upper most portion of guards from 8 inches to 4 inches and raising the minimum guard height in dwellings to 42 inches. The CTC has produced several reports and lists many resources used in their determinations which can be found at the following ICC web site <http://www.iccsafe.org/cs/cc/ctc/Climbable.html>.

While the CTC did not submit a code change proposal for the IRC raising the height of guards in one- and two-family dwellings and townhouses to 42 inches, HCD believes that based on the above referenced material the hazard exists at all guard locations including all types of dwelling units. As a final comment HCD has received comments from legislative staff regarding falls from decks and balconies questioning why guardrail heights are allowed to be so low and what could be done to raise the minimum required height.

- ❖ The 2006 California Building Code will contain a California Chapter 1, the model code chapter 1 will be published in the appendix.

Chapter 1 of the 2006 IBC has been relocated in its entirety to a newly created Appendix Chapter 1 for the 2007 California Building Code. HCD developed a new Chapter 1 with sections specific to the needs of California and each state agency. This new chapter will promote uniform enforcement throughout the state and ensure local enforcement agencies and builders are provided with accurate statutory information regarding the enforcement of building standards specific to in the State of California.

- ❖ A preliminary soil report is required for each subdivision or lot and shall be prepared by a civil engineer who is registered by the state. The preliminary report may be waived by the building department if soil conditions are known. If the preliminary soil report indicates the presence of critically expansive soils or other soil problems which would lead to structural defects, a soil investigation is required for each lot. The soil investigation shall be prepared by a registered civil engineer. (Sec. 1802.1.1)

The amendment is necessary to implement the mandates contained in Health and Safety Code (HSC) Sections 17953 through 17955 which require soils investigation for subdivisions. These HSC sections have been reproduced in previous versions of the California Building Code. This amendment was developed to eliminate the reproduction of statute in the body of the code, minor editorial amendments have been made and the sections have been re-numbered to reflect the format used in the 2006 IBC. It does not represent change in its effect from the 2001 California Building Standards Code and has been added for clarity and usability.

- ❖ “Townhouse” A single family-dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides.

This model code definition is new to California. Previously a townhouse was defined as a multistory dwelling unit for purposes of accessibility.

- ❖ Private garage/dwelling unit separation.

This model code change specifies that a private garage shall be separated from the dwelling unit by not less than 1/2 inch gypsum board applied to the garage side. The current requirement for 5/8 inch gypsum board still exists for garages beneath habitable rooms.

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- ❖ Chapter 11A accessibility requirements for multifamily dwellings.

Concept Three Phases
 Phase I – Reorganize
 Phase II – Compliance with FHAA
 Phase III – Needed changes

Effective Date May 2 (supplement to 2001 CBC)

Format

Division I	Application/General
Division II	Exterior Facilities
Division III	Building Features
Division IV	Dwelling Unit Features
Division V	Feature Common to Exterior and Interior
Division VI	Site Impracticality
Division VII	Figures

Chapter 11A will be incorporated into the 2006 IBC code adoption with minimal amendments.