



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3884

SIGNIFICANT CHANGES TO THE CALIFORNIA RESIDENTIAL CODE 2016

This information was gleaned from a CALBO class presented in November 2016. It is a summary of the 227 page text and 6 hour course. It does not, of course, include every change, nor is it intended to be exhaustively detailed. This is a summary of some commonly used sections only.

This code becomes effective on January 1, 2017. All substantially completed plans submitted to the Community Development Department by end of business day on December 29, 2016, will be evaluated under the 2013 California Building Codes.

Section R101.2 Scope of the CRC. Limits the application of this code to one and two family dwellings not more than three stories above grade plane. Change is that accessory structures may now be up to three stories above grade plane.

Section R101.2 & R202 Scope - Accessory Structures. Prior Codes have limited accessory structures; barns, garages, to two stories and 1,000 sq. ft. The new CRC eliminates the sq. ft. restriction and increases the height to three stories. Local jurisdiction restrictions on height and lot coverage still apply.

Chapter 2 - Definitions - Lodging House. Lodging house is now included and defined as; "Any building or portion thereof containing not more than five guestrooms where rent is paid in money, goods, labor or otherwise, and that is occupied by the proprietor as the residence of such proprietor." This is to provide clarity in the definition of transient lodging as opposed to a bed and breakfast. (Also see 2016 CBC Section 310.5.)

R301.2.1.1.1 – Sunrooms. This expands on past codes and establishes five categories of Sunrooms. Categories I – III are defined as being non-habitable and unconditioned, and Title 24 (Energy) does not apply. Category IV is non-habitable and conditioned, and Category V is habitable and conditioned. Title 24 applies to Categories IV and V.

Section R302.1 – Exterior Walls. Unprotected roof overhangs are now allowed to project to within 2 feet of the property line when fireblocking is installed. Other regulations on penetrations and proximity to the property line are detailed in Tables R302.1(1) and (2).

Section R302.2 –Townhouse Separation. The provisions for structurally independent fire resistant rated walls in Section R302.1 have been removed in favor of the common wall provisions of Section R303.2. The Hermosa Beach Municipal Code (and possibly other jurisdictions) still prohibits plumbing supply drain and vent lines from being installed in common walls of condos and townhomes.

Section R304.1 – Minimum Habitable Room Area. The code requirement for one habitable room of 120 square feet has been removed. The code does require that habitable rooms have a floor area not less than 70 square feet.

Section R305 – Ceiling Height. Minimum ceiling height for bathrooms, toilet rooms and laundry rooms has been reduced to 6 feet 8 inches. Habitable spaces and hallways retain the minimum height of 7 feet.

Section R308.4.5 – Glazing and Wet Surfaces. Safety glazing is not required if the glazing is more than 60 inches from the edge of a bathtub, hot tub, spa, whirlpool or swimming pool under the 2013 Code. The new code expands this to include the edge of a shower, sauna or steam room.

Section R309.8 – Electric Vehicle Charging Infrastructure. Newly constructed R-2 and R-3 buildings shall be provided with an infrastructure to facilitate the future installation of electric vehicle charges in accordance with the CalGreen Building Standards Section 4.1. The “infrastructure” referred to is a 1” conduit and space in the main electric panel adequate to accommodate a 40 – 80 amp breaker. The amp range is due to the differences in types and manufacturers of charges.

Section R310 – Emergency Escape and Rescue Openings. This section has been extensively reorganized. While the basic requirements remain the same, designers and builders should review these changes.

Section R311.7.3 – Stair Risers. The height of a flight of stairs between landings has been increased from 12’ to 12’ 3”. This accommodates 19 risers in a flight where the risers are the maximum of 7 ¾” and negates the need for a landing at 18 risers.

Section R311.8 – Ramps. This change allows for the installation of a ramp of 1 unit vertical for every 8 units horizontal (rather than the 1 for 12) for doors other than the egress door or when it is technically infeasible due to site constraints to install the longer ramp.

Section R312.2.1 – Window Fall Protection. This existing provision has been revised for clarity. When a window sill is less than 24” above finished floor and more than 72” above the exterior grade or other surface, one of three options are available to provide fall protection.

Section R325 – Mezzanines. New provisions in this section place limitations on the ceiling height and openness to make it more consistent with the CBC.

Section R315.2.1 - Carbon Monoxide Alarms. Section is mostly reorganized for clarity. CO alarms are not required in new homes that do not have gas supply and have detached garages. If, however gas is supplied during addition or remodel, the alarms are required.

Section R344 (Was 324) – Construction Waste Recycling. Reflecting the new requirement in the CBC, the CRC increases the amount of required recycling from 50 to 65%. This is also consistent with the CalGreen Code, the goal being 75% by 2020.

Section R403.1.1 – Minimum Footing Size. This change divides footing sizes into three categories depending on the type of construction and foundation type. The Tables have been modified to reflect this change.

Section R507.2 – Deck Ledger Connection to Band Joist. The section is reorganized to better describe connection of deck ledgers to band joists. Table 507.2 reflects the changes.

Section R703.9 – Exterior Insulation and Finish System (EIFS). This update clarifies the use of EIFS; it may be used on concrete and masonry walls without drainage, while light-frame construction requires EIFS with drainage.

Section R806.5 – Vapor Retarder Installation in Unvented Attics. This offers three options for the installation of insulation at the roof line for unvented attics and rafter spaces. Table R806.5 has been modified to reflect the changes.

Section R905.16 - Photovoltaic Shingles. The section now contains requirements for roof decks, minimum deck slope and other factors not previously addressed. Reference to NFPA 70 and R324 is added.