

Issue Matrix – 2019 California Building Standards Code Adoption/Amendments 11/12/19 (Revised Dec 11, 2019)

Following is a summary of the amendments to the Municipal Code necessary to adopt and implement 2019 edition of the California Fire Code (CFC), California Building Code (CBC), California Electrical Code (CEC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Residential Code (CRC), the California Green Building Standards Code (CGBSC) and the new California Existing Building Code (CEBC). The changes proposed modify the Municipal Code to comply with state law, clarify State regulations, remove inconsistencies, and add regulations that correlate between State standards not coordinated by the State. The amendments are organized sequentially by code section with administrative regulations followed by technical building standards. Within each category the individual amendments are listed in order of the associated code sections that would be amended. Each amendment is further analyzed and described in the Code Change Report relevant to each code. *Note: Revisions since LU&H identified in yellow additions double underlined / ~~deletions double strikethrough~~*

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
<p>Fire Protection and Prevention Amendments: The following amendments are proposed to implement the technical standards in the 2019 edition of the California Fire Code.</p>			
<p>Fire Protection and Prevention – Amendments to the 2019 California Fire Code</p>			
1.	Comply with State Law/ Editorial		Updates to local Amendments to the Fire Code are presently not completed and will be processed at a future date.

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Construction Permit Authorities and Procedures			
<p>Construction Permit Authorities: The following amendments to the Municipal Code update the requirements for consistency with Chapter 1 Part II of the California Building Code that is not adopted. The amendments also include editorial changes to make the regulations more clear and consistent.</p>			
1.	Clarification / Regulatory Reform	§129.0104 (a) (14) §129.0104 (a) (16)	<p>Grading on Private Lots:</p> <ul style="list-style-type: none"> • Adds to the duties of the Building Official the authority to inspect grading on all private lots regardless of whether the lot is associated with residential construction or non-residential construction.
<p>Building Permit Procedures, Electrical Permit Procedures, Plumbing/Mechanical Permit Procedures, Demolition/Removal Permit Procedures and Fire Permit Procedures: The following amendments to the Municipal Code update the requirements for consistency with Chapter 1 Part II of the California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, and California Residential Code that is not adopted by the City of San Diego. The amendments also include editorial changes to make the regulations clearer and more consistent.</p>			
2.	Comply with State Law/ Clarification	§129.0203 (a) (6), (7), (10), (14), (15)	<p>Building Permit Exemptions:</p> <ul style="list-style-type: none"> • Update Building Permit Exemptions for consistency with the 2019 California Building Code and 2019 California Residential Code. • Local amendments to CBC and CRC permit exemptions constitute local building standards and therefore require local findings due to local climatic, topographical or geological conditions which is not possible. • Exempt from a Building Permit: fences up to 7 ft high; only exempt decks when accessory to residential projects within the scope of the CRC; only exempt awnings in group U and R-3. • Scope of deck and awning exemption revised for consistency with CRC and CBC respectively.

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3.	Comply with State Law (AB 2913)	§129.0216	<p><u>Building Permit Procedures:</u></p> <ul style="list-style-type: none"> Update initial building permit utilization period to 1 year from 180 days procedures for consistency with recently enacted regulations in H&S Code Section 18938.6. Assembly Bill 2913 was approved in 2018 and is effective January 1, 2019.
4.	Repeal/ Comply with State Law	§129.0307 (g)	<p><u>Licensed Engineer Signature- Electrical Plans:</u></p> <ul style="list-style-type: none"> Subsection (g) proposed to be repealed since it conflicts with Business and Professions Code. Subsection (f) correctly references to the regulations in the Business and Professions Code. The Building Official does not under State law have regulatory authority over the construction of hospitals. The Office of Statewide Planning and Health does and as a result the regulation is not necessary.
5.	Clarification	§129.0211 (d) §129.0309 (c), (d) & (e) §129.0410 (c), (d), (e) §129.0907 (b), (c) (d) and (e) 129.0218(b)	<p><u>Create Application Expiration Rules Electrical, Plumbing Mechanical and Fire Permits:</u></p> <ul style="list-style-type: none"> Add Section 129.0211 (d) to ensure that when the PME permit are associated with a Building Permit that the applications all expire concurrently and are extended concurrently. Add subsection (c), (d) and (e) to Sections 129.0309 and 129.0410 for Electrical and Plumbing/Mechanical Permits to add a 1 - year application period and 2 years for City projects and to allow for extensions. Section 129.0907 (b) is proposed to be modified to restrict issuance of a Fire Permit until after issuance of associated permit(s). For example, the Building Permit review establishes the required fire sprinkler system type and as a consequence the fire sprinkler approval cannot be issued until the correct fire sprinkler system type is designed and shown on the plans. Add a 1- year application period for Fire Permits (2 years for City projects) and allow for Permit application extensions.

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<p>Construction Regulation Amendments: The following amendments are proposed to implement the technical standards in the 2019 edition of the CFC, CBC, CEC, CPC, CMC, CRC and the California Green Building Standards Code. New regulations are proposed to comply with enacted State legislation; comply with the California Building Standards Code; local amendments necessary due to local climatic, topographical or geological conditions; repeal of existing local regulations that have become redundant due to adoption into the model code or CBSC. New building standards that require findings due to local climatic (condition 1), topographic (condition 3) or geological conditions (condition 2) are identified adjacent to each code change and the local condition identified and tagged with the condition number shown in the recitals provided to the City Council with the adoptive ordinance.</p>			
<p>Sign Regulations</p>			
6.	Comply with State Law/ Clarification	§142.1210 (c)	<p>General Sign Regulations: Update the Structural Regulations to reflect references to the 2019 California Building Code and 2019 California Fire Code.</p>

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Building Regulations – Amendments to the 2019 California Building Code			
7.	Clarification/ Comply with State Law	§145.0101 §145.0103 §145.0104 §145.0105 §145.0106 §145.0107 §145.0108	<ul style="list-style-type: none"> • Adopts by reference the 2019 California Building Code (CBC). • All references to 2016 edition updated to reflect 2019 edition. • Will be updated to reflect additions and modifications and deletions to the California Building Code as they apply. • Updated 145.003 (c) and (d) to reflect 38 Divisions and not 36. • Update Section references due to renumber in the California Building Code Chapter 12 and 15 and correct numbering errors in Division 7, 17 and 33. • Repeal swimming pool regulations in Division 31 since Health and Safety Code transcribed into the CBC and the SDMC is duplicative. • 145.0106 (b) is updated to delete item (b) and (j) due to repeal of the two requirements. • Update 145.0104, 145.0105, 145.0106 in Division 15 to reflect the renaming of the building code chapter to include roof top structures.
8.	Repeal Redundant Regulation	§145.0201 §145.0202	<p><u>Repeal Live/Work Unit Definition:</u></p> <ul style="list-style-type: none"> • The Municipal Code includes an amendment to a definition in CBC Ch 2 that was added in response to adoption of regulations for live-work dwelling units in the 2010 California Building Code. The clarification was intended to differentiate the CBC definition and use from joint live/work quarters a zoning use. The zoning use addresses a commercial use that includes some portion used for residential living however the CBC use if a dwelling unit within which a non-residential use is allowed within the dwelling unit. • It was determined that the clarification is no longer necessary. <p style="text-align: center;">No change in regulatory effect is being proposed.</p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
9.	Proposed/ Comply with State Law (SB 969)	§145.0401 §145.0406	<p><u>Backup Power for Residential Automatic Garage Door Openers:</u></p> <ul style="list-style-type: none"> • Adopt an amendment to CBC Section 406.2 to satisfy recently adopted Senate Bill No. 969 and require backup power for residential garage door openers. • The State legislation was adopted due to unfortunate fatalities that resulted from electrical power interruptions during the Sonoma wildfires of 2017. Residents were not able to self-evacuate since their vehicles were trapped in garages that had vehicular access doors that had inoperable manual release.
10.	Repeal/ Redundant & Comply with State Law	§145.0702 §145.0711(b)	<p><u>Construction in the Very High Fire Hazard Severity Zone:</u></p> <ul style="list-style-type: none"> • Repeal Section 145.0702. Fences are group U occupancies when they exceed 6 ft in height and the SFM classifies miscellaneous structures CBC Section 710A.2 as "<i>trellises, arbors, patio covers, gazebos, and similar structures</i>". • Repeal Section 145.0711(b) that requires the glazing in skylights to comply with the same requirements for glazed window and door openings on buildings located in the VHFHSZ. The 2019 CBC adopts the same regulations and addresses the protection of operable skylights. <p style="text-align: center;">No change in regulatory effect is being proposed.</p>
11.	Update/ Editorial	§145.1206	<p><u>Sound Transmission Regulations:</u></p> <ul style="list-style-type: none"> • Update the Section to adjust to CBC Section renumbering from 1207 to 1206.

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12.	Proposed/ Regulatory Relief (H&S 17958.1)	§145.1207	<p>Efficiency Dwelling Unit:</p> <ul style="list-style-type: none"> • Under the authority in H&S Code Section 17958.1 it is proposed to adopt a reduction to the minimum floor area permitted for efficiency dwelling units. The H&S Code permits a minimum of permits 150 sq ft for a living room in an efficiency unit which is less than the 220 sq ft limit required in CBC Section 1207.4. ICC has approved revisions to these limits for adoption into the 2021 IBC. • Section §113.0103 includes in the definition of “SRO hotel room” a reference to Health and Safety Code Section to include a guest room or efficiency unit, as defined by California Health and Safety Code section 17958.1. This amendment broadens the application to include other types of living units.
13.	Update & Comply with State Law	§145.1501 §145.1505 §145.1507 <u>§145.1510</u> <u>§145.1511</u>	<p>Roof Assemblies and Roof Top Structures:</p> <ul style="list-style-type: none"> • Update Sections due to errors and CBC Section renumbering. • Delete reference to the 2013 Code. • <u>Sections 1505.8 and 1505.9 were inadvertently not modified in the 2016 Code adoption and have to reference the Citywide Class A roof classification requirement in Section 145.1505 (b) regardless of type of construction. Additionally, Section 145.0104 (b) is updated to make clear that Table 1505.1 is not adopted.</u> • <u>Section 1510.7.1 is modified to reference</u> <p style="text-align: right;">No change in regulatory effect is being proposed.</p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
14.	Update/ Regulatory Reform	§145.1803 (f)(B)(i) Table 145.1803	<p><u>Geotechnical Investigations:</u></p> <ul style="list-style-type: none"> • Section 145.1803 amends CBC Section 1803 and identifies when a Geotechnical Investigation is required due to local geotechnical hazards (faulting, soil liquefaction, landslides) based on the use of a building or structure or facility and based on the occupant load and size. • During the 2010 code adoption process the Section and table were completely reformatted editorially to make the regulations easier to follow. The table was also rearranged to include a Hazard Description and the like hazards were grouped together in the same row. This process inadvertently required reports for too many structures, buildings and facilities assigned to Class C and D such as single-family dwellings when located in low risk geotechnical hazard categories. <p style="text-align: center;">No change in regulatory effect is being proposed.</p>
15.	Repeal/ Comply with State Law	§145.3101 §145.3109 §145.3110 §145.3111	<p><u>Swimming Pool Safety for Private Swimming Pools:</u></p> <ul style="list-style-type: none"> • Repeal Section 145.3109 that amends the CBC swimming pool safety regulations in Chapter 31. The Swimming Pool Safety Act is now printed in the CBC and as an Appendix to the CRC and as a result local regulation are no longer necessary. • The regulations include a change adopted by the State in the supplement to the 2016 CBC that requires at least two drowning prevention measures be provided. Two of the options do not include physical barriers and rely on alarm notification of exit from a dwelling or entry into a pool or spa. • Sections are redundant to other Sections in the LDC and are to be repealed within the 12th updated to the Land Development code. <p style="text-align: center;">No change in regulatory effect is being proposed.</p>

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16.	Clarification/ Comply with State Law	§145.3203 (c) (1)	<p><u>Entrance Canopies:</u></p> <ul style="list-style-type: none"> Update Section number and delete redundant text.
17.	Clarification/ Comply with State Law	§145.3301 §145.3303	<p><u>Demolition:</u></p> <ul style="list-style-type: none"> Update Section number.
18.	Clarification/ Comply with State Law	§145.3801 §145.3802 §145.3803 §145.3804 §145.3805 §145.3806	<p><u>Emergency Housing:</u></p> <ul style="list-style-type: none"> Update Section numbers due to change in Appendix Number in the CBC to Appendix O. 145.3803 (c) (1) is proposed to be updated to make clear that the inspection of the structure is to occur every 180 days. <p style="text-align: right;">No change in regulatory effect is being proposed.</p>
19.	Update/ Comply with State Law (AB 1397)	§145.3905 §145.3910 §145.3915 Table 145-3910	<p><u>AED Regulations:</u></p> <ul style="list-style-type: none"> Update the existing regulations to conform with recently adopted statutory regulations that resulted from AB 1397. Update Section 145.3910 and 145.3915 to trigger AED's in remodels to existing buildings based on the accumulated value of alterations in buildings that do not already have any installed. The exemptions in Section 145.3910 (c) were copied from Section 1250 of the Health and Safety Code. The regulations will be applicable to City owned or leased buildings. Table 145-3910 is proposed to be modified to delete S storage and Group H since the State legislation, which was patterned after the current City regulations, and omits these occupancies.

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
20.	Update	<u>§145.4005 (e)</u>	<p>Voluntary Accessibility:</p> <ul style="list-style-type: none"> • Update subsection (e) to reference Section 1119A.
<p>Electrical Regulations - Amendments to the 2019 California Electrical Code</p>			
21.	Clarification <u>and Repeal</u> <u>Redundant</u> / Comply with State Law	§146.0103 §146.0104 §146.0105 <u>§146.0106</u> <u>§146.0107</u> <u>§146.0208</u> <u>§146.0209</u>	<ul style="list-style-type: none"> • Adopts the 2019 California Electrical Code (CEC). • Revises the code edition where applicable from 2016 to 2019. • Deletes references to deletions, additions and modifications to the CEC since local amendments to the 2016 CEC that were adopted prospectively and are now redundant since the 2019 CEC includes the regulations. • <u>Repeal local amendments to the 2016 CEC that were adopted prospectively and are now redundant since the 2019 CEC includes the regulations. There is no change in regulatory effect.</u>
<p>Plumbing Regulations- Amendments to the 2019 California Plumbing Code</p>			
22.	Update/ Clarification	§147.0103 §147.0104 §147.0105 §147.0106 <u>§147.0211</u> <u>§147.0212</u>	<ul style="list-style-type: none"> • Adopts the 2019 California Plumbing Code (CPC). • Updates referenced code Sections for consistency with the 2019 CPC and deletes incorrect references inadvertently not deleted in prior cycles. • <u>Section 147.0213 was renumbered to 147.02111 to be sequenced in accordance to the Section number of the CPC being amended and Section 147.0212 is updated due to renumbering of Sections in the CPC.</u>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
23.	Comply with State Law (AB 1732)	§147.0203	<p>Identification for All Gender Toilet Rooms:</p> <ul style="list-style-type: none"> Amend Section 422.2.1 of the CBC regulations for accessible toilet room signage to include regulations from H&S Code Section 118600 that was codified as a result of AB 1732 in 2016. The California Plumbing Code (CPC) in chapter 4 determines when separate toilet facilities are required for each gender or when unisex (single user) toilet facilities can be provided. CPC Section 422.2.1 conflicts with the H&S because it requires single user toilet rooms to be identified with signage indicating use by either sex when all gender signage is required by Statute.
24.	Clarification/ Comply with State Law (SB 407)	§147.0405	<p>Retrofit upon Alteration:</p> <ul style="list-style-type: none"> Update Section 147.0405 to comply with Section 401.3 of the CPC that was modified by the Department of Housing and Community Development in response to SB 407. The text is also further modified to be consistent with the permit and inspection procedures in the City of San Diego. Triggers upgrade when plumbing fixtures are to be replaced. <p style="text-align: right;"><u>Necessary due to local Climatic Conditions</u></p>
Mechanical Regulations - Amendments to the 2019 California Mechanical Code			
25.	Clarification/ Comply with State Law	148.0103 through §148.0107	<ul style="list-style-type: none"> Adopts the 2019 California Mechanical Code (CMC). Update references to the 2019 CMC.

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
Residential Building Regulations – Amendments to the 2019 California Residential Code			
26.	Comply with State Law/New Regulations/ Clarification	§149.0103 §149.0104 §149.0105 §149.0106 §149.0107 §149.0108	<ul style="list-style-type: none"> Adopts by reference the 2019 California Residential Code (CRC) and update code edition references. Identifies appendix Chapters and Sections adopted, not adopted and where modifications or amendments are adopted. Continue to not adopt Ch 1 Division II even though HCD has adopted some Sections since Ch 12 Art 9 Div 1 and 2 of the SDMC incorporate equivalent regulations. Repeal swimming pool safety Sections and adopt Appendix Chapter V, Swimming Pool Safety Act, which was recently published by the California Building Standards Commission for the 2018 CRC supplement. Adopt Appendix Q “Tiny Houses” to provide another housing option to satisfy San Diego’s affordable housing needs.
27.	Comply with State Law/ Clarification	§149.0202 (b) and (c)	<p><u>Repeal Live/Work Unit Definition:</u></p> <ul style="list-style-type: none"> A joint live/work quarter occurs in a non-residential building and as a result is not within the scope of the CRC so the definition is not necessary. <p style="text-align: center;">No change in regulatory effect is being proposed.</p>
28.	Clarification	§149.0301	<p><u>Update CRC Chapter 3:</u></p> <ul style="list-style-type: none"> Update Section references to account for proposed Ch 3 local amendments and HCD Sections.
29.	Editorial	149.0302 (b)	<p><u>Update Climatic and Geographic Design Criteria:</u></p> <ul style="list-style-type: none"> It was not necessary to update the table to reference Manual J since it is not used to size HVAC systems. Make editorial correction.

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30.	Proposed/ Comply with State Law (SB 969)	§149.0309	<p><u>Backup Power for Residential Automatic Garage Door Openers:</u></p> <ul style="list-style-type: none"> • Adopt an amendment to CRC Section R309 that adds requirements in compliance with recently adopted to the CBC to satisfy recently adopted Senate Bill No. 969 of 2018. • This code change is necessary due to unfortunate fatalities that resulted due to power interruptions during the Sonoma Wildfire of 2017. Residents were not able to evacuate since their vehicles were trapped in garages that had vehicular access doors that had inoperable manual release.
31.	Update/Revise	§149.0319	<p><u>Update the Residential Building Regulations Address Numbers:</u></p> <ul style="list-style-type: none"> • Correct the Title of the CRC Code Section.
32.	<u>Update/Revise</u>	<u>§149.0324</u>	<p><u>Update the Fire Classification Reference for Solar Energy Systems:</u></p> <ul style="list-style-type: none"> • <u>Modify Sections R324.4.2 and R324.5 for fire classification of roof top mounted photovoltaic panel systems and building integrated photovoltaic systems solar to be determined per existing Section 149.0902 (a), this reflects current practice.</u> <p style="text-align: center;"><u>Necessary due to local topographic and climatic conditions</u></p>
33.	Repeal/ Comply with State Law	§149.0326 (a) through (e) (f)	<p><u>Repeal Swimming Pool Safety Regulations:</u></p> <ul style="list-style-type: none"> • Section 149.0326 (a) through (d) are proposed to be repealed. The California Building Standards Commission Adopts Appendix V where the California Swimming Pool Safety Act in Health and Safety Code Sections 115920 – 115929. <p style="text-align: center;">No change in regulatory effect is being proposed.</p>

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34.	Repeal/ Redundant & Comply with State Law	§149.0337 (b) and (h) §145.0711(b)	<p>Update Section R337 Building Standards in the Very High Fire Hazard Severity Zone:</p> <ul style="list-style-type: none"> • Repeal Section 145.0702 149.0337 (b) Fences are group U occupancies when they exceed 6 ft in height and the SFM classifies miscellaneous structures CBC Section 710A.2 as "trellises, arbors, patio covers, gazebos, and similar structures". • Repeal Section 145.0711 (b) (h) that requires the glazing in skylights to comply with the same requirements for glazed window and door openings on buildings located in the VHFHSZ. The 2019 CRC adopts the same regulations and addresses the protection of operable skylights. <p style="text-align: right;">No change in regulatory effect is being proposed.</p>
35.	Comply with State Law/ Clarification	§149.0902	<p>Fire Classification for Solar PV:</p> <ul style="list-style-type: none"> • Section R902.4 has been modified in the 2018 IRC as a result the existing amendment to the Section is proposed to be revised for consistency. • A clarification consistent with State Fire Marshal policy proposed to make clear that roof top solar PV requires a class A rating when located in the VHFHSZ. <p style="text-align: right;"><u>Necessary due to local topographic and climatic conditions</u></p>
Green Building Regulations - Amendments to the 2019 California Green Building Standards Code			
36.	Comply with State Law /Update	§1410.0103 §1410.0107 §1410.0403	<ul style="list-style-type: none"> • Adopts by reference the 2019 California Green Building Standards Code (CGBSC) • Update reference to renumbered California Plumbing Code Section 1503.0 Gray Water Systems.

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Existing Building Regulations - Amendments to the 2016 California Existing Building Code			
37.	Comply with State Law/Update	§1411.0403 §1411.0104 §1411.0105 §1411.0106 §1411.0107	<ul style="list-style-type: none"> • Adopt the 2019 edition of the CEBC and renumber sections where necessary. • CEBC Ch. 4 and 5 renumbered and retitled so repair Section now stay in Ch 4 and prescriptive requirements move to Ch 5 from Ch 4.
38.	Comply with State Law/Update	§1411.0301 §1411.0302	<ul style="list-style-type: none"> • Renumber sections in the Existing Building Regulations due to reorganization of the California Existing Building Code. CEBC Chapter 3 has been reformatted to include provisions for all compliance methods. Additionally, the State continues past practice of not adopting chapters 6 through 13 which include the work area and performance compliance methods. • Section 1411.0301 (b) amendment to 301.1.1 revised to 1411.0301 (c) due to change in CEBC Ch 3. • Section 1411.0302 is added to relocate text from 1411.0401 that added 401.6 since Chapter 3 includes general requirements for all methods and chapter 4 is not for repairs. • Section 401.2.1 is duplicative of Section 302.4 and is deleted from the 2019 CEBC since Ch 3 includes requirements applicable to all methods including repairs. As a result, Section 1411.0302 (b) is repealed. • Section §1411.0401 (c) (2) through (6) is relocated to Section 1411.0302 (d) through (f). The reformat of Chapter 4 necessitate this and there is not intended change in regulatory effect for URM buildings. 1411.0302 (d) 2 was editorially revised to delete references to prior editions of the URM regulations. <p style="text-align: right;">No change in regulatory effect is being proposed.</p>

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39.	Comply with State Law/Update	§1411.0401 §1411.0402 §1411.0403 §1411.0404 (e) §1411.0405 §1411.0302 (c) §1411.0501 §1411.0502 §1411.0503	<p><u>Relocate Requirement to Maintain Existing Buildings:</u></p> <ul style="list-style-type: none"> Section 1411.0402 1411.0403 and 1411.0404 (e) are relocated to Section 1411.0502 and Section 144.0503. The regulations in Section 404.1 are no longer included in the CEBC and as a result the <u>associated local amendment is proposed to be repealed.</u> <p style="text-align: right;">No change in regulatory effect is being proposed.</p>
40.	Comply with State Law/Update	§1411.0501 §1411.0502 §1411.0503	<p><u>Relocate Local Requirement for URM Buildings:</u></p> <ul style="list-style-type: none"> New Division 5 is added to Ch 14 Art 11 to relocate existing amendments from CEBC Chapter 4 <p style="text-align: right;">No change in regulatory effect is being proposed.</p>