

The Triennial Adoption of the 2022 Title 24 Building Code



Title 24 Building Code

- PART 1 - CALIFORNIA ADMINISTRATIVE CODE
- PART 2 - CALIFORNIA BUILDING CODE
- PART 3 - CALIFORNIA ELECTRICAL CODE
- PART 4 - CALIFORNIA MECHANICAL CODE
- PART 5 - CALIFORNIA PLUMBING CODE
- PART 6 - CALIFORNIA ENERGY CODE
- PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
- PART 9 - CALIFORNIA FIRE CODE
- PART 10 - CALIFORNIA EXISTING BUILDING CODE
- Part 11 - CALIFORNIA GREEN BUILDING STANDARDS
- Part 12 - CALIFORNIA REFERENCE STANDARD CODE



Effective
January 1, 2023

All permit applications submitted
on or after this date



All Codes Viewable Online for FREE

<https://www.dgs.ca.gov/BSC/Codes>

Administrative Updates

- Code Edition Year updated from 2019 to 2022
- Code section references checked and updated as necessary

Amendments

- Method of calculating square footage for exempt sheds
- Outdoor Open Flame Appliances
- Fire sprinklers required for manufactured homes over 1600sf.

Method of calculating square footage for exempt sheds

One-story detached accessory structures ~~buildings~~ without electrical, mechanical or plumbing not intended for habitation, provided the projected floor ~~roof~~ area does not exceed 200 square feet, with a maximum of 2 foot eaves.
One structure per parcel.

308.1.9 Outdoor Open Flame Appliances

308.1.9 Outdoor Open Flame Appliances. Outdoor open flame appliances, including permanently installed outdoor fireplaces, fire pits, BBQ's, pizza ovens and any other open flame outdoor device that is connected to a residential or commercial gas line service shall be installed in accordance with the following:

1. All parts/assemblies to be tested and certified by UL, CSA, or ANSI.
2. A gas shut-off valve located shall be installed at the stub out and provided with ready access.
3. A second gas shut-off valve shall be located within 3 feet (9115 mm) to 5 feet (1524 mm) of device where the primary shut-off valve is further than 6 feet (1829 mm) from the appliance.
4. The appliance shall include a timer device which allows a maximum operating time of three hours. The timer shall require a manual reset.
5. A separation distance of 10 feet (3048 mm) feet vertically and horizontally shall be provided to all combustible materials, not including the support structure. The separation distance shall be measured from the open flame.

Exception: Where approved by the Fire Code Official, the separation shall be reduced provided the manufacturer's installation guidelines specify a lesser distance to combustible materials.

1. The surface supporting the appliance shall be of an ignition-resistant or fire-resistant material for a distance of 2 feet (610 mm) in all directions from the appliance.
2. The appliance shall produce a maximum flame height of 2 feet (610 mm).

903.2.8.1 Group R-3

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies. An automatic sprinkler system shall be installed in new manufactured homes in excess of 1600 square feet, as defined in Health and Safety Code Sections 18007 and 18009, and multiple family manufactured homes with two dwelling units, as defined in Health and Safety Code Section 18008.7, in accordance with Title 25 of the California Code of Regulations.

QUESTIONS

