

**BUILDING STANDARDS COMMISSION**

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## BUILDING STANDARDS INFORMATION BULLETIN 17-07

**DATE:** December 22, 2017

**TO:** LOCAL BUILDING DEPARTMENTS  
STATE AGENCIES AND DEPARTMENTS  
LICENSED CONTRACTORS  
DESIGN PROFESSIONALS  
INTERESTED PARTIES

**SUBJECT:** Certified and permanent adoption of emergency building standards for Exterior Elevated Elements (EEE) effective December 13, 2017

The purpose of this information bulletin is to bring attention to the permanent adoption of emergency building standards proposed by the Department of Housing and Community Development (HCD), the Division of the State Architect-Structural Safety (DSA-SS) and Community Colleges (DSA-SS/CC), and the California Building Standards Commission (CBSC), which amend provisions in the following parts of the 2016 California Building Standards Code (Cal. Code Reg., Title 24):

- 2016 California Building Code (Title 24, Part 2)
- 2016 California Existing Building Code (Title 24, Part 10)

The original emergency building standards that enhanced existing provisions for EEE became effective January 30, 2017. Subsequently, two readoptions were completed to extend their effective date to January 26, 2018. Prior to the December 12, 2017 commission meeting, CBSC conducted the certifying rulemaking process to make the emergency building standards permanent, which included a 45- and 15-day public comment period. Based on the comments received, the state agencies amended the language in their original emergency building standard proposals. Additional information and the public comments affecting these rulemakings may be found at:

[www.bsc.ca.gov/Rulemaking/regrule/CertifyingRulemakingsforApprovedEmergencyBuildingStandards.aspx](http://www.bsc.ca.gov/Rulemaking/regrule/CertifyingRulemakingsforApprovedEmergencyBuildingStandards.aspx)

During the December 12, 2017 commission meeting, CBSC approved the certificate of compliance to make permanent the emergency building standards, which were filed with the Secretary of State and became **effective on December 13, 2017**.

The text of the original EEE emergency building standards was made available within [Information Bulletin 17-01](#) and issued by the publisher via a code supplement (printed on blue colored pages). Additionally, the regulatory language remained the same throughout both readoptions as described in [Information Bulletin 17-02](#). As stated above, the original emergency building standards were amended during certifying rulemaking. Thus, CBSC is issuing this information bulletin to highlight the revised text of the permanently approved building standards. The associated code supplement will be issued by the publisher and subsequently posted on CBSC's website in the near future.

All parts of the 2016 California Building Standards Code (Cal. Code Regs., Title 24), including supplements and errata's, may be accessed at the CBSC website via the "Codes" webpage [www.bsc.ca.gov/Codes.aspx](http://www.bsc.ca.gov/Codes.aspx).

Questions regarding the emergency building standards may be directed to their respective proposing agency:

**a) California Building Standards Commission: rulemaking file number BSC EF 01/17:**

California Building Standards Commission  
2525 Natomas Park Drive, Suite 130  
Sacramento, California 95833  
ATTN: Gary L. Fabian, AIA, Associate Architect  
Telephone: (916) 263-0916  
Email: [Gary.Fabian@dgs.ca.gov](mailto:Gary.Fabian@dgs.ca.gov)

**b) Department of Housing and Community Development: rulemaking file number HCD EF 01/17:**

Department of Housing and Community Development  
Division of Codes and Standards  
ATTN: Stoyan Bumbalov, State Housing Law Program Manager  
Telephone: (916) 263-4715; Fax: (916) 263-4713  
Email: [Stoyan.Bumbalov@hcd.ca.gov](mailto:Stoyan.Bumbalov@hcd.ca.gov)

**c) Division of the State Architect: rulemaking file number DSA-SS and DSA-SS/CC EF 01/17:**

Division of the State Architect  
1102 Q Street, Suite 5100  
Sacramento, CA 95811  
ATTN: Diane Gould, Supervising Structural Engineer  
Telephone: (916) 324-6959  
Email: [Diane.Gould@dgs.ca.gov](mailto:Diane.Gould@dgs.ca.gov)

Questions concerning this information bulletin should be directed to the CBSC office via telephone (916) 263-0916 or email [cbsc@dgs.ca.gov](mailto:cbsc@dgs.ca.gov).



Mia Marvelli, Executive Director  
Department of General Services, California Building Standards Commission

Enclosures: BSC EF 01/17 Approved Express Terms (Title 24, Parts 2 and 10)  
HCD EF 01/17 Approved Express Terms (Title 24, Parts 2 and 10)  
DSA-SS and DSA-SS/CC EF 01/17 Approved Express Terms (Title 24, Parts 2 and 10)

## BUILDING STANDARDS COMMISSION (BSC) EF 01/17 FINAL EXPRESS TERMS

(The State agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific. (PART 1 – ADMINISTRATIVE CODE)

### LEGEND FOR FINAL EXPRESS TERMS (combination of 45-day and 15-day changes)

1. For 45-day and 15-Day changes, existing California amendments or code language being modified appears in *italics*, with modified language underlined.
2. For 45-day and 15-Day changes, repealed text appears in ~~strikeout~~.

### EXPRESS TERMS

#### 2016 CALIFORNIA BUILDING CODE, PART 2 CHAPTER 1, DIVISION II SCOPE AND ADMINISTRATION

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**107.2.7 Exterior balconies and elevated walking surfaces.** *[BSC] Where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

...

**110.3.8.1 Weather-exposed balcony and walking surface waterproofing.** *[BSC] Where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

Exception: Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

#### Notation:

Authority: Health and Safety Code Section 18934.5.

Reference(s): Health and Safety Code, Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

### CHAPTER 16

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#### TABLE 1607.1 MINIMUM UNIFORM DISTRIBUTED LIVE LOADS, L<sub>o</sub>, AND MINIMUM CONCENTRATED LIVE LOADS<sup>g</sup>

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs)
1. Apartments (see residential)	---	---
...	...	...
5. Balconies and decks <sup>h</sup>	<i>Same as occupancy served [BSC] 1.5 times the live load for the area served, not required to exceed 100</i>	---
...	...	...

#### Notation:

Authority – Health and Safety Code Section 18934.5.

Reference - Health and Safety Code Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

## CHAPTER 23 WOOD

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**2304.12.2.5 Supporting members for permeable floors and roofs.** Wood structural members that support moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier. **[BSC]** The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.

...

**2304.12.2.6 Ventilation beneath balcony or elevated walking surfaces.** **[BSC]** Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow or drainage from irrigation, shall be provided with openings that provide a net free cross-ventilation area not less than 1/150 of the area of each separate space.

### Notation:

Authority – Health and Safety Code Section 18934.5.

Reference - Health and Safety Code Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

## 2016 CALIFORNIA EXISTING BUILDING CODE, PART 10 CHAPTER 1, DIVISION II SCOPE AND ADMINISTRATION

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**101.8 Maintenance.** **[BSC]** Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

...

**106.2.6 Exterior balconies and elevated walking surfaces.** **[BSC]** Where the scope of work involves balconies or other elevated walking surfaces exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

...

**109.3.8.1 Weather-exposed balcony and walking surface waterproofing.** **[BSC]** Where the scope of work involves balconies or other elevated walking surfaces exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

**Exception:** Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

### Notation:

Authority – Health and Safety Code Section 18934.5.

Reference(s) – Health and Safety Code, Sections 18928, 18930, 18934.5, 18934.8. Government Code Section 11346.1.

## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) EF 01/17 FINAL EXPRESS TERMS

(The State agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific. (PART 1 – ADMINISTRATIVE CODE)

### LEGEND FOR FINAL EXPRESS TERMS (combination of 45-day and 15-day changes)

1. For 45-day and 15-Day changes, existing California amendments or code language being modified appears in *italics*, with modified language underlined.
2. For 45-day and 15-Day changes, repealed text appears in ~~strikeout~~.

### 1. HCD proposes to amend the 2016 CBC, Chapter 1, Division II, as follows:

#### CHAPTER 1 SCOPE AND ADMINISTRATION

#### SECTION 107 SUBMITTAL DOCUMENTS

**107.2.7 Exterior balconies and elevated walking surfaces. [HCD 1, HCD 2]** *Where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

#### SECTION 110 INSPECTIONS

**110.3.8.1 Weather-exposed balcony and walking surface waterproofing. [HCD 1, HCD 2]** *Where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

**Exception:** *Where special inspections are provided in accordance with Section 1705.1.1, Item 3.*

#### NOTE:

Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1, and Water Code Section 14877.3, 13552.2, 13552.4, 13553.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

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### 2. HCD proposes to amend the 2016 CBC, Chapter 16, as follows:

#### CHAPTER 16 STRUCTURAL DESIGN

#### SECTION 1607 LIVE LOADS

#### TABLE 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, *Lo*, AND MINIMUM CONCENTRATED LIVE LOADS<sup>9</sup>

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs.)
1. Apartments (see residential)	.....	.....
.....	.....	.....
5. Balconies and decks <sup>h</sup>	<i>Same as occupancy served [HCD 1, HCD 2] 1.5 times the live load for the area served, not required to exceed 100 .</i>	--
....	.....	.....

No changes to footnotes.

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1, and Water Code Section 14877.3, 13552.2, 13552.4, 13553.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

**3. HCD proposes to amend the 2016 CBC, Chapter 23, as follows:**

**SECTION 2304  
GENERAL CONSTRUCTION REQUIREMENTS**

**2304.12.2.5 Supporting members for permeable floors and roofs. [HCD 1, HCD 2]** Wood structural members that support moisture permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier. The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.

**2304.12.2.6 Ventilation beneath balcony or elevated walking surfaces. [HCD 1, HCD 2]** Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow or drainage from irrigation shall be provided with openings that provide a net free cross-ventilation area not less than 1/150 of the area of each separate space.

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11, and 19990; and Government Code Section 12955.1, and Water Code Section 14877.3, 13552.2, 13552.4, 13553.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

4. **HCD proposes to amend the 2016 CEBC, Chapter 1, as follows:**

**CHAPTER 1  
SCOPE AND ADMINISTRATION**

**SECTION 101  
GENERAL**

**101.8 Maintenance. [HCD 1, HCD 2]** *Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be reinspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.*

**SECTION 106  
CONSTRUCTION DOCUMENTS**

**106.2.6 Exterior balconies and elevated walking surfaces. [HCD 1, HCD 2]** *Where the scope of work involves balconies or other elevated walking surfaces exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

**SECTION 109  
INSPECTIONS**

**109.3.7.1 Weather-exposed balcony and walking surface waterproofing. [HCD 1, HCD 2]** *Where the scope of the work involves balconies or other elevated walking surfaces exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.*

**Exception:** *Where special inspections are provided in accordance with Section 1705.1.1, Item 3 of the California Building Code.*

*Note: Residential building (No change to Note.)*

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17921, 17921.5, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## DIVISION OF THE STATE ARCHITECT (DSA-SS/CC) EF 01/17 FINAL EXPRESS TERMS

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### EXPRESS TERMS

#### 2016 CALIFORNIA BUILDING CODE, PART 2 CHAPTER 1 SCOPE AND ADMINISTRATION – DIVISION I CALIFORNIA ADMINISTRATION

#### SECTION 1.9 DIVISION OF THE STATE ARCHITECT

##### 1.9.2.1 DSA-SS Division of the State Architect - Structural Safety

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###### 1.9.2.1.1 Applicable administrative standards.

...

**2. Title 24, Part 2, California Code of Regulations:**  
*[applies to public elementary and secondary schools, community colleges, and state-owned or state-leased essential services building(s)]:*

2.1. *Sections 1.1 and 1.9.2.1 of Chapter 1, Division I.*

2.2 *Sections 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, and 106.1, 107.2.7 and 110.3.8.1 of Chapter I Division II.*

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##### 1.9.2.2 DSA-SS/CC Division of the State Architect - Structural Safety/Community Colleges

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###### 1.9.2.2.1 Applicable administrative standards.

...

**2. Title 24, Part 2, California Code of Regulations:**

2.1. *Sections 1.1 and 1.9.2 of Chapter 1, Division I.*

2.2 *Sections 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, and 106.1, 107.2.7 and 110.3.8.1 of Chapter I Division II.*

#### PART 2 - CHAPTER 1 – DIVISION II SCOPE AND ADMINISTRATION

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**107.2.7 Exterior balconies and elevated walking surfaces. [DSA-SS, DSA-SS/CC]** *Where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents*



*shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.*

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**110.3.8.1 Weather-exposed balcony and walking surface waterproofing. [DSA-SS, DSA-SS/CC]**

Where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

**Exception:** Where special inspections are provided in accordance with Section 1705A.1.1, Item 3.

**Notation for [DSA-SS]:**

Authority: Education Code § 17310 and 81142, and H&S Code §16022.

Reference: Education Code §§ 17280 through 17317, and 81130 through 81147, and Health and Safety Code §§16000 through 16023.

**Notation for [DSA-SS/CC]:**

Authority: Education Code § 81053.

Reference: Education Code §§ 81052, 81053, and 81130 through 81147.

**CHAPTER 16  
STRUCTURAL DESIGN**

**SECTION 1616  
ADDITIONAL REQUIREMENTS FOR COMMUNITY COLLEGES [DSA-SS/CC]**

**1616.5 Live loads.**

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**1616.5.1 Modifications to Table 1607.1.**

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**1616.5.1.2 Item 5. Balconies and decks.** *The minimum uniform live load for balconies and deck is 1.5 times the live load for the area served, not required to exceed 100 psf.*

**~~1616.5.1.2~~ 1616.5.1.3 Item 24. Reviewing stands, grandstands and bleachers.** *The minimum uniform live load for a press box floor or accessible roof with railing is 100 psf.*

**~~1616.5.1.3~~ 1616.4.1.4 Item 35. Yards and terraces, pedestrians.** *Item 35 applies to pedestrian bridges and walkways that are not subjected to uncontrolled vehicle access.*

**~~1616.5.1.4~~ 1616.5.1.5 Item 36. Storage racks and wall-hung cabinets.** *The minimum vertical design live load shall be as follows:*

**Notation:**

Authority: Education Code § 81053.

Reference: Education Code §§ 81052, 81053, and 81130 through 81147.

**CHAPTER 16A  
STRUCTURAL DESIGN**

**TABLE 1607A.1  
MINIMUM UNIFORM DISTRIBUTED LIVE LOADS, L<sub>o</sub>,  
AND MINIMUM CONCENTRATED LIVE LOADS<sup>g</sup>**

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs)
1. Apartments (see residential)	---	---
...	...	...
5. Balconies and decks <sup>h</sup>	<del>Same as occupancy served</del> <u>[DSA-SS] 1.5 times the live load for the area served, not required to exceed 100</u>	---
...	...	...

**Notation:**

Authority: Education Code § 17310 and 81142, and H&S Code §16022.  
Reference: Education Code §§ 17280 through 17317, and 81130 through 81147, and Health and Safety Code §§16000 through 16023.

**PART 2, CHAPTER 23  
WOOD**

...

**2304.12.2.5 Supporting members for permeable floors and roofs.** Wood structural members that support moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier. [DSA-SS, DSA-SS/CC] The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.

**2304.12.2.6 Ventilation beneath balcony or elevated walking surfaces.** [DSA-SS, DSA-SS/CC] Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow or drainage from irrigation shall be provided with openings that provide a net free cross-ventilation area not less than 1/150 of the area of each separate space.

**Notation for [DSA-SS]:**

Authority: Education Code § 17310 and 81142, and H&S Code §16022.  
Reference: Education Code §§ 17280 through 17317, and 81130 through 81147, and Health and Safety Code §§16000 through 16023.

**Notation for [DSA-SS/CC]:**

Authority: Education Code § 81053.  
Reference: Education Code §§ 81052, 81053, and 81130 through 81147.

**PART 10 - CHAPTER 1 – DIVISION I  
SCOPE AND ADMINISTRATION**

**SECTION 1.9  
DIVISION OF THE STATE ARCHITECT**

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**1.9.2.1 DSA-SS Division of the State Architect - Structural Safety**

...

**1.9.2.1.1 Applicable administrative standards.**

...

**2. Title 24, Part 2, California Code of Regulations:**  
*[applies to public elementary and secondary schools, community colleges, and state-owned or state-leased essential services building(s)]:*

2.1. Sections 1.1 and 1.9.2.1 of Chapter 1, Division I.

2.2 Sections 101.8.1, 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, and 106.4, 106.2.6 and 109.3.10 of Chapter I Division II.

...  
**1.9.2.2 DSA-SS/CC Division of the State Architect - Structural Safety/Community Colleges**

...  
**1.9.2.2.1 Applicable administrative standards.**

...  
**2. Title 24, Part 2, California Code of Regulations:**

2.1. Sections 1.1 and 1.9.2 of Chapter 1, Division I.

2.2 Sections 101.8.1, 102.1, 102.2, 102.3, 102.4, 102.5, 104.9, 104.10, 104.11, and 106.4, 106.2.6 and 109.3.10 of Chapter I Division II.

**PART 10 - CHAPTER 1 – DIVISION II  
SCOPE AND ADMINISTRATION**

...  
**101.8.1 Maintenance. [DSA-SS, DSA-SS/CC] Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protections and safety systems and devices in existing structures.**

...  
**106.2.6 Exterior balconies and elevated walking surfaces. [DSA-SS, DSA-SS/CC] Where the scope of work involves balconies or other elevated walking surfaces exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.**

...  
**109.3.10 Weather-exposed balcony and walking surface waterproofing. [DSA-SS, DSA-SS/CC] Where the scope of work involves balconies or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.**

**Exception:** *Where special inspections are provided in accordance with Section 1705A.1.1, Item 3.*

**Notation for [DSA-SS]:**

Authority: Education Code § 17310 and 81142, and H&S Code §16022.

Reference: Education Code §§ 17280 through 17317, and 81130 through 81147, and Health and Safety Code §§16000 through 16023.

**Notation for [DSA-SS/CC]:**

Authority: Education Code § 81053.

Reference: Education Code §§ 81052, 81053, and 81130 through 81147.