



FAQ's REGARDING THE NEW 2019 CALIFORNIA BUILDING STANDARDS CODES

Q: What is the California Building Standards Code?

A: The California Building Standards Code (CBSC) is maintained by the California Building Standards Commission (www.bsc.ca.gov) and contains the codes and laws that regulate the construction of all buildings and structures in the State of California. The CBSC is Title 24 of the California Code of Regulations (CCR) and consists of twelve parts.

The new 2019 California Building Standards Code includes:

- Part 1, 2019 California Administrative Code.
- Part 2, 2019 California Building Code (CBC), which is based on the 2018 International Building Code (IBC).
- Part 2.5, 2019 California Residential Code (CRC), which is based on the 2018 International Residential Code (IRC).
- Part 3, 2019 California Electrical Code (CEC), which is based on the 2017 International Electrical Code (NEC).
- Part 4, 2019 California Mechanical Code (CMC), which is based on the 2018 Uniform Mechanical Code (UMC).
- Part 5, 2019 California Plumbing Code (CPC), which is based on the 2018 Uniform Plumbing Code (UPC).
- Part 6, 2019 California Energy Code.
- Part 9, 2019 California Fire Code (CFC), which is based on the 2018 International Fire Code (IFC).
- Part 11, 2019 California Green Building Standards Code.

Q: When is the new 2019 California Building Standards Code effective?

A: The new 2019 California Building Standards Code will become effective January 1, 2020.

- All building permit applications (projects) submitted on or after January 1, 2020 must comply with the new 2019 California Building Standards Code.

Q: How will applications for plan check that reference existing approved stock plans (i.e., single-family dwelling phasing projects, condominium projects, etc.) be affected by the new 2019 California Building Standards Code?

A: Which edition of the California Building Standards Code an application for plan check must comply with is solely determined by the date of submittal to the Building & Safety Division for plan check.

- If the application for a building permit is submitted **before January 1, 2020** it must comply with the 2016 California Building Standards Code and can reference existing approved stock plans.

- If the application is submitted **on or after January 1, 2020** it must comply with the new 2019 California Building Standards Code and cannot reference existing approved stock plans. The application must reference stock plans that have been updated to comply with the new 2019 California Building Standards Code and have been approved by the Building & Safety Division.

Q: How will permits that have been issued prior to January 1, 2020 be affected by the new 2019 California Building Standards Code?

A: The new 2019 California Building Standards Code will not affect a permit that was issued prior to January 1, 2020 as long as the permit does not expire. If a permit issued under the “old” 2016 California Building Standards Code expires, a time extension cannot be granted, and a new permit will need to be obtained to complete the building or work. Before a new permit can be issued the plans must be updated to comply with the new 2019 California Building Standards Code and submitted for plan check and approved by Building & Safety.

Q: If my project was permitted under the “old” 2016 California Building Standards Code and I need to revise my approved plans, which edition of the codes will be applicable?

A: The only answer to this question is: It depends on the type of revisions being made. A simple minor clarification will not necessitate the need to revise the plans to comply with the new 2019 California Building Standards Code. A major change and/or addition to a project will need to comply with the new 2019 California Building Standards Code. Each specific case will need to be reviewed by Building & Safety to determine which edition of the California Building Standards Code the revisions must comply with.

Q: How can I find out what the changes are from the old code to the new code?

A: By studying the new codes themselves; buying and studying the various handbooks, training manuals, code change analyses available; and attending classes and training seminars on the new codes offered by various professional organizations: www.iccsafe.org, www.iapmo.org; www.calbo.org, www.icbolabc.org. You may also access the 2019 Codes Summary of Changes in the Building Division webpage: <http://www.ci.east-palo-alto.ca.us/index.aspx?nid=543>

Q: If my project is submitted for plan check to the Building & Safety Division prior to January 1, 2020, when will my plan check expire?

A: Applications for plan check for which a permit is not issued within 180 days following the date of initial submission shall expire by limitation and become null and void. If the expiration date is after January 1, 2020, a time extension cannot be granted since the new 2019 California Building Standards Code will have become effective.

Q: Where can I find and/or purchase the new 2019 California Building Standards Code?

A: The new 2019 CBSC is currently available for purchase from technical book stores or directly from the International Code Council at www.iccsafe.org. After January 1, 2020, the new 2019 California Building Standards Code, as adopted by the City of East Palo Alto, will be available for public inspection at the Building & Safety Division. You may also view the 2019 codes, free of cost, at the California Building Standards Commission Website: <https://www.dgs.ca.gov/BSC/Codes>.