

The California Building Standards Code

California Code of Regulations, Title 24

2022 Update

The California Building Standards Code, known as Title 24, is the 24th title within the California Code of Regulations (CCR). The CCR is divided into 28 separate titles, and each title contains regulations pertaining to specific subjects such as education (Title 5), food and agriculture (Title 3), housing (Title 25), or public safety (Title 19). State regulations in the CCR are developed by state agencies as necessary to implement, interpret and make specific state laws enacted through the legislative process. A state agency must have authority in state law to adopt or propose regulations.

Title 24 is reserved for state regulations that govern the design and construction of buildings, associated facilities and equipment. These regulations are defined as building standards in California Health and Safety Code (HSC) Section 18909 and apply to all building occupancies throughout the state of California (HSC Sections 18908 and 18938). Title 24 is also known as the California Building Standards Code (HSC Section 18902) and its publication is facilitated by CBSC (HSC Section 18942).

Some common misunderstandings are that Title 24 relates only to energy conservation, or only accessibility, or that it applies only to state-owned buildings and properties. In fact, Title 24 applies to all building occupancies, and related features and equipment, throughout the state. It contains requirements for structural, mechanical, electrical and plumbing systems, as well as requirements for energy conservation, sustainable design, construction and maintenance, fire and life safety, and accessibility.

Cities and counties are required by state law to enforce Title 24. Cities, counties, a city and county, and fire protection districts—known as local jurisdictions—typically adopt the updated codes by ordinance, however Title 24 applies throughout the state and to all buildings and occupancies, whether or not the local government has an adoption ordinance. Title 24 is published as a new edition every three years as a result of a triennial code adoption cycle.

The next code cycle is the 2022 California Building Standards code and takes effect on January 1st 2023. At this time we are proposing the following ordinance (No. 1561) in order to keep our local Municipal Code in line with State standards. The building department has also created the accompanying breakdown of some of the most significant changes that will come into effect with the new code cycle.

Please feel free to reach out to our department with any questions, and please direct any questions from the community to our office.

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Highlights of Significant Changes in the 2022 California Building Standards Code (Title 24)

2022 California Building Code (Title 24, Part 2)

1. Permit expires 12 months after issuance prior to start of construction. Current code is 180 days. CBC105.5.1
2. New construction types added: IV-A, IV-B, IV-C, IV-HT. New allowances for use of "Mass Timber" products to construct taller buildings. Type IV-A is equivalent to type I-A construction. CBC 110, 202, 403, 508, 509, 601, 602, 703, 722, 1705
3. Changes to "Egress from spaces." Updates to required egress from mechanical/electrical rooms, penthouses, and occupied roofs. CBC 1006.2, 1006.3
4. Tighter nailing (and stapling) patterns for wall sheathing and roof decking. CBC Table 2304.10.2

2022 California Residential Code (Title 24, Part 2.5)

1. Updated wind speed maps match CBC and ASCE 7 maps with a large portion of the country having wind speeds less than 115 mph. R301.2
2. Irregular building limitations now include hillside light-frame construction. R301.2.2.6
3. "Aging-in-place" design and fall prevention requirements have now been added to the code. Requires that at least one bathroom on the entry level have reinforcement blocking in place for the future installation of grab-bars. Contains height limitations for certain switches, outlets, and doorbell buttons. Also requires at least one bathroom (same bathroom as blocking required) and one bedroom door on the entry level shall have a net clear opening of 32 inches. R327
4. Thicker vapor retarders (10 mil) are now required below slabs-on-grade. R506.2.3
5. Live loads for decks now increased to 60 psf. R507 and Table R301.5
6. Tighter nailing (and stapling) patterns for wall sheathing and roof decking. Table R602.3(1)
7. All garage doors must have a permanent label identifying wind pressure ratings among other information. R609.4.1

2022 California Electrical Code (Title 24, Part 3)

1. GFCI provisions expanded to include "all 125-volt through 250-volt receptacles" and excludes amp limitations. Current code only requires GFCI protection for 15 and 20 am, 125-volt circuits. CEC 210.8
2. All services supplying dwelling units shall be provided with a surge-protection device (SPD) as an integral part of the service equipment, or immediately adjacent thereto. Specifically includes service equipment replacements and upgrades. CEC 230.67
3. California specific provisions for "Electric Ready Construction" requires that panelboards serving residential dwellings (single- and multi-family) shall be provided with circuit breaker spaces for heat pump space heaters, heat pump water heaters, electric cooktops, and electric clothes dryers. CEC 408.2(A)(B), 422.3 (A)(B), & 440.3(E)(F)
4. Standby generators (excludes cord-and-plug portable generators) for one- and two-family dwelling units shall have a disconnecting means **and** emergency shutdown. CEC 445.18

2022 California Mechanical Code (Title 24, Part 4)

- California Energy Code requirements for ventilation supersede the Mechanical Code requirements. CMC 402.1

2022 California Plumbing Code (Title 24, Part 5)

- Where California law in Title 20 (as applied to water-using appliances) and the Plumbing code have different flow requirements the lower maximum flow rate shall be required. CPC 401.3

2022 California Energy Code (Title 24, Part 6)

1. All mechanically recirculated air and mechanically introduced fresh air shall be filtered by approved methods. CEnC 120.1
2. Proposed installations of gas-fired water heaters shall include provisions for a future upgrade to a heat-pump style water heater. These provisions include both space requirements and electrical requirements. CEnC 150.0 (n)
3. Windows alone are no longer an acceptable means to meet ventilation requirements. Mechanical ventilation is required and must meet ASHRAE Standard 62.2 and requires HERS verification (third party inspections). CEnC 150.0 (o) A local mechanical exhaust system shall be installed in each kitchen and bathroom CEnC 150.0 (o)(1)(G) **Not a new code requirement, expanded and clarified language.*
4. Additional future electrification requirements: CEnC 150.0 (s) Energy storage systems (ESS) ready. (t) Heat pump space heater ready. (u) Electric cooktop ready. (v) Electric clothes dryer ready.

2022 California Green Building Code (Title 24, Part 11)

1. New Multifamily dwellings, hotels and motels, and new residential parking facilities: Less than 20 units requires 10 percent of parking spaces be EV capable (supports future Level 2 EVSE chargers), 25 percent of spaces shall have "low power Level 2 EV charging receptacles". For projects with 20 units or more has the same requirements plus an additional 5 percent shall have Level 2 EVSE charges installed. CGBC 4.106.4
2. New EV charging requirements for commercial projects: "Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code." CGBC 5.106.5.3 "Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores, and retail stores with planned off-street loading spaces shall also comply with section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE." CGBC 5.106.5.4