

REVISION RECORD  
FOR THE STATE OF CALIFORNIA  
ERRATA

January 1, 2014

2013 Title 24, Part 4, California Code of Regulations

General Information:

1. The date of this erratum is for identification purposes only. See the History Note Appendix on the backside or accompanying page.
2. This erratum is issued by the California Building Standards Commission in order to correct non-substantive printing errors or omissions in California Code of Regulations, Title 24, Part 4, of the 2013 California Mechanical Code. Instructions are provided below.
3. Health and Safety Code Section 18938.5, establishes that only building standards in effect at the time of the application for a building permit may be applied to the project plans and construction. This rule applies to both adoptions of building standards for Title 24 by the California Building Standards Commission, and local adoptions and ordinances imposing building standards. An erratum to Title 24 is a non-regulatory correction because of a printing error or omission that does not differ substantively from the official adoption by the California Building Standards Commission. Accordingly, the corrected code text provided by this erratum may be applied on and after the stated effective date.
4. You may wish to retain the superseded material with this revision record so that the prior wording of any section can be easily ascertained.

Title 24, Part 4

Remove Existing Pages

1-2  
7-8  
471-472

Insert Buff-Colored Pages

1-2  
7-8  
471-472



**CALIFORNIA MECHANICAL CODE – MATRIX ADOPTION TABLE  
CHAPTER 1 – ADMINISTRATION**

(Matrix Adoption Tables are non-regulatory, intended only as an aid to the user. See Chapter 1 for state agency authority and building application.)

| Adopting Agency  | BSC | SFM | HCD |   |      | DSA |    |       | OSHPD |   |   |   | BSCC | DPH | AGR | DWR | CA | SL | SLC |
|--|-----|-----|-----|---|------|-----|----|-------|-------|---|---|---|------|-----|-----|-----|----|----|-----|
|  |     |     | 1   | 2 | 1-AC | AC  | SS | SS/CC | 1     | 2 | 3 | 4 |      |     |     |     |    |    |     |
| Adopt Entire Chapter   |     |     |     |   |      |     |    |       |       |   |   |   |      |     |     |     |    |    |     |
| Adopt Entire Chapter as amended<br>(amended sections listed below) |     |     |     |   |      |     |    |       |       |   |   |   |      |     |     |     |    |    |     |
| Adopt only those sections that are<br>listed below                 | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| Chapter/Section  |     |     |     |   |      |     |    |       |       |   |   |   |      |     |     |     |    |    |     |
| <i>Division I – California<br/>Administration</i>                  |     |     |     |   |      |     |    |       |       |   |   |   |      |     |     |     |    |    |     |
| 1.1.0  | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.1  | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.2  | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.3  | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.3.1  | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.3.2  | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.4  | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.5  | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.6  | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.7  | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.7.1  | X   | X   |     |   |      |     | X  | X     |       |   |   |   |      |     |     |     |    |    |     |
| 1.1.7.2  | X   | X   |     |   |      |     | X  | X     |       |   |   |   |      |     |     |     |    |    |     |
| 1.1.7.3  | X   | X   |     |   |      |     | X  | X     |       |   |   |   |      |     |     |     |    |    |     |
| 1.1.8  | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.9  | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.10   | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.11   | X   | X   | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.1.12   | X   |     | X   | X |      |     | X  | X     | X     | X | X | X |      |     |     |     |    |    |     |
| 1.2.0 – 1.2.3  | X   |     |     |   |      |     |    |       |       |   |   |   |      |     |     |     |    |    |     |
| 1.8.0 – 1.8.10   |     |     | X   | X |      |     |    |       |       |   |   |   |      |     |     |     |    |    |     |
| 1.9.0  |     |     |     |   |      |     |    |       |       |   |   |   |      |     |     |     |    |    |     |
| 1.9.1  |     |     |     |   |      |     |    |       |       |   |   |   |      |     |     |     |    |    |     |
| 1.9.2  |     |     |     |   |      |     | X  | X     |       |   |   |   |      |     |     |     |    |    |     |
| 1.9.2.1  |     |     |     |   |      |     | X  |       |       |   |   |   |      |     |     |     |    |    |     |
| 1.9.2.2  |     |     |     |   |      |     | X  |       |       |   |   |   |      |     |     |     |    |    |     |
| 1.9.2.3  |     |     |     |   |      |     |    | X     |       |   |   |   |      |     |     |     |    |    |     |
| 1.9.2.4  |     |     |     |   |      |     |    | X     |       |   |   |   |      |     |     |     |    |    |     |
| 1.10.1   |     |     |     |   |      |     |    |       | X     |   |   |   |      |     |     |     |    |    |     |
| 1.10.2   |     |     |     |   |      |     |    |       |       | X |   |   |      |     |     |     |    |    |     |
| 1.10.3   |     |     |     |   |      |     |    |       |       |   | X |   |      |     |     |     |    |    |     |
| 1.10.4   |     |     |     |   |      |     |    |       |       |   |   | X |      |     |     |     |    |    |     |
| 1.11.0   |     | X   |     |   |      |     |    |       |       |   |   |   |      |     |     |     |    |    |     |
| <i>Division II – Administration</i>                                |     |     |     |   |      |     |    |       |       |   |   |   |      |     |     |     |    |    |     |
| 101.0 – 112.1  |     |     |     |   |      |     |    |       | X     | X | X | X |      |     |     |     |    |    |     |
| 111.2  |     |     | X   | X |      |     |    |       |       |   |   |   |      |     |     |     |    |    |     |
| 112.2 – 112.2.5  |     |     |     |   |      |     |    |       | X     | X | X | X |      |     |     |     |    |    |     |



and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities including accessory buildings, facilities, and uses thereto. Sections of this code which pertain to applications listed in this section are identified using the abbreviation “HCD 1”.

**Enforcing Agency** – Local building department or the Department of Housing and Community Development.

**Authority Cited** – Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 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.

**References** – 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.

#### 1.8.2.1.2 Housing Accessibility.

**Application** – Covered multifamily dwellings as defined in Chapter 11A of the California Code of Regulations, Title 24, Part 2, also known as the California Building Code (CBC) including, but not limited to, lodging houses, dormitories, timeshares, condominiums, shelters for homeless persons, congregate residences, apartment houses, dwellings, employee housing, factory-built housing, and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities.

Sections of this code identified by the abbreviation “HCD 1-AC” require specific accommodations for “PERSONS WITH DISABILITIES” as defined in Chapter 11A of the CBC. The application of such provisions shall be in conjunction with other requirements of this code and apply only to newly-constructed “COVERED MULTIFAMILY DWELLINGS” as defined in Chapter 11A of the CBC. “HCD 1-AC” applications include, but are not limited to, the following:

- (1) All newly-constructed “COVERED MULTIFAMILY DWELLINGS” as defined in Chapter 11A of the CBC.
- (2) New “COMMON USE AREAS” as defined in Chapter 11A of the CBC serving existing covered multifamily dwellings.
- (3) Additions to existing buildings, where the addition alone meets the definition of “COVERED MULTIFAMILY DWELLINGS” as defined in Chapter 11A of the CBC.
- (4) Common use areas serving covered multifamily dwellings.

- (5) Where any portion of a building’s exterior is preserved, but the interior of the building is removed, including all structural portions of floors and ceilings, the building is considered a new building for determining the application of CBC, Chapter 11A.

“HCD 1-AC” building standards generally do not apply to public use areas or public accommodations such as hotels and motels. Public use areas, public accommodations, and housing which is publicly funded as defined in Chapter 2 of the CBC are subject to the Division of the State Architect (DSA-AC) and are referenced in Section 1.9.1.

**Enforcing Agency** – Local building department or the Department of Housing and Community Development.

**Authority Cited** – Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 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.

**References** – 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.

#### 1.8.2.1.3 Permanent Buildings in Mobilehome Parks and Special Occupancy Parks.

**Application** – Permanent buildings, and permanent accessory buildings or structures, constructed within mobilehome parks and special occupancy parks that are under the control and ownership of the park operator. Sections of this code which pertain to applications listed in this section are identified using the abbreviation “HCD 2”.

**Enforcing Agency** – Local building department or other local agency responsible for the enforcement of Health and Safety Code, Division 13, Part 2.1, commencing with Section 18200 for mobilehome parks and Health and Safety Code, Division 13, Part 2.3, commencing with Section 18860 for special occupancy parks; or the Department of Housing and Community Development.

**Authority Cited** – Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 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.

**References** – 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.

### 1.8.3 Local Enforcing Agency.

**1.8.3.1 Duties and Powers.** The building department of every city, county, or city and county shall enforce all the provisions of law, this code, and the other rules and regulations promulgated by the Department of Housing and Community Development pertaining to the installation, erection, construction, reconstruction, movement, enlargement, conversion, alteration, repair, removal, demolition, or arrangement of apartment houses, hotels, motels, lodging houses, and dwellings, including accessory buildings, facilities, and uses thereto.

The provisions regulating the erection and construction of dwellings and appurtenant structures shall not apply to existing structures as to which construction is commenced or approved prior to the effective date of these regulations. Requirements relating to use, maintenance, and occupancy shall apply to all dwellings and appurtenant structures approved for construction or constructed before or after the effective date of this code.

For additional information regarding the use and occupancy of existing buildings and appurtenant structures, see California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, commencing with Section 1.

**1.8.3.2 Laws, Rules, and Regulations.** Other than the building standards contained in this code, and notwithstanding other provisions of law, the statutory authority and location of the laws, rules, and regulations to be enforced by local enforcing agencies are listed by statute in Sections 1.8.3.2.1 through 1.8.3.2.5 below:

**1.8.3.2.1 State Housing Law.** Refer to the State Housing Law, California Health and Safety Code, Division 13, Part 1.5, commencing with Section 17910, and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, commencing with Section 1, for the erection, construction, reconstruction, movement, enlargement, conversion, alteration, repair, removal, demolition, or arrangement of apartment houses, hotels, motels, lodging houses, and dwellings, including accessory buildings, facilities, and uses thereto.

**1.8.3.2.2 Mobilehome Parks Act.** Refer to the Mobilehome Parks Act, California Health and Safety Code, Division 13, Part 2.1, commencing with Section 18200 and California Code of Regulations, Title 25, Division 1, Chapter 2, commencing with Section 1000 for mobilehome park administrative and enforcement authority, permits, plans, fees, violations, inspections, and penalties both within and outside mobilehome parks.

**Exception:** Mobilehome parks where the Department of Housing and Community Development is the enforcing agency.

**1.8.3.2.3 Special Occupancy Parks Act.** Refer to the Special Occupancy Parks Act, California Health and Safety Code, Division 13, Part 2.3, commencing with Section 18860 and California Code of Regula-

tions, Title 25, Division 1, Chapter 2.2, commencing with Section 2000 for special occupancy park administrative and enforcement authority, permits, fees, violations, inspections, and penalties both within and outside of special occupancy parks.

**Exception:** Special occupancy parks where the Department of Housing and Community Development is the enforcing agency.

**1.8.3.2.4 Employee Housing Act.** Refer to the Employee Housing Act, California Health and Safety Code, Division 13, Part 1, commencing with Section 17000 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 3, commencing with Section 600 for employee housing administrative and enforcement authority, permits, fees, violations, inspections, and penalties.

**1.8.3.2.5 Factory-Built Housing Law.** Refer to the Factory-Built Housing Law, California Health and Safety Code, Division 13, Part 6, commencing with Section 19960 and California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1, commencing with Section 3000 for factory-built housing administrative and enforcement authority, permits, fees, violations, inspections, and penalties.

### 1.8.4 Permits, Fees, Applications, and Inspections.

**1.8.4.1 Permits.** A written construction permit shall be obtained from the enforcing agency prior to the erection, construction, reconstruction, installation, relocation, or alteration of any mechanical system.

#### Exceptions:

- (1) Work exempt from permits as specified in Chapter 1, Administration, Division II, Sections 111.2 of this code.
- (2) Changes, alterations, or repairs of a minor nature not affecting structural features, egress, sanitation, safety, or accessibility as determined by the enforcing agency.

Exemptions from permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of other provisions of law or this code.

**1.8.4.2 Fees.** Subject to other provisions of law, the governing body of any city, county, or city and county may prescribe fees to defray the cost of enforcement of rules and regulations promulgated by the Department of Housing and Community Development. The amount of the fees shall not exceed the amount reasonably necessary to administer or process permits, certificates, forms, or other documents, or to defray the costs of enforcement. For additional information, see State Housing Law, Health and Safety Code, Division 13, Part 1.5, Section 17951 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Article 3, commencing with Section 6.

**1.8.4.3 Plan Review and Time Limitations.** Subject to other provisions of law, provisions related to plan checking, prohibition of excessive delays, and contracting with or employment of private parties to

**HISTORY NOTE APPENDIX**  
**CALIFORNIA MECHANICAL CODE**  
**(TITLE 24, PART 4, CALIFORNIA CODE OF REGULATIONS)**

*For prior history, see the History Note Appendix to the California Mechanical Code (CMC), 2010 Triennial Edition effective January 1, 2011.*

1. *(BSC 04/12, DSA-SS 04/12, HCD 02/12, OSHPD 05/12, SFM 05/12) Adoption by reference of the 2012 Uniform Mechanical Code (UMC) with necessary state amendments and repeal of the 2009 edition of the UMC. Effective on January 1, 2014.*
  
- || 2. *Errata to correct editorial errors within Chapter 1. Effective Jan. 1, 2014.*

