



## FAQ'S REGARDING THE NEW 2016 CALIFORNIA BUILDING STANDARDS CODE

**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](http://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: Five (5) parts are authored by the State of California and seven (7) parts are based on model codes that are authored by various model code writing bodies.

Some of the commonly used 2016 California Building Standards Code includes:

- Part 2, 2016 California Building Code (CBC)
- Part 2.5, 2016 California Residential Code (CRC)
- Part 3, 2016 California Electrical Code (CEC)
- Part 4, 2016 California Mechanical Code (CMC)
- Part 5, 2016 California Plumbing Code (CPC)
- Part 6, 2016 California Energy Code (CEC)
- Part 8, 2016 California Historical Code (CHC)
- Part 9, 2016 California Fire Code (CFC)
- Part 11, 2016 California Green Building Standard Code (CGBSC)

**Q: *When is the new 2016 California Building Standards Code effective?***

**A:** The new 2016 California Building Standards Code will become effective January 1, 2017.

All Over-the Counter permits issued after January 1, 2017 must comply with the new 2016 California Building Standards Codes. All projects submitted for plan check to the Building Division after January 1, 2017 must comply with the new 2016 California Building Standards Codes.

**Q: *What if a project is submitted for plan check prior to the Building Division prior to January 1, 2017?***

**A:** The applicable codes will be the 2013 California Building Standards Codes. Should the plan check application expires after 180 days from application, the new plan will be checked under the appropriate code cycle base on the date of the new application.

**Q: *Can a project that is submitted for plan check to the Building Division prior to January 1, 2017 be reviewed for compliance with the new 2016 California Building Standards Codes?***

**A:** The Building Division will consider requests by an applicant, on a case-by-case basis for projects submitted for plan check to voluntarily utilize the new 2016 California Building Standards Codes in lieu of the 2013 California Building Standards Codes.

**Q: *My application to the Planning Department (Design Review, Site Plan Review, Conditional Use Permit, etc.) has been determined to be complete and/or approved prior to January 1, 2017. What codes are applicable to my project?***

**A:** The submittal/approval dates to/from other City Departments has no bearing on which California Building Standards Codes a project must comply with. The specific edition of California Building Standards Code a project must comply with is solely determined by the date of building permit application to the Building Division. *[Health & Safety Code Section 18938.5]*

**Q: *Why did the codes change?***

**A:** In compliance with State law, the California Building Standards Code is revised and updated every three (3) years. The newest edition of the California Building Standards Code is the 2016 edition with an effective date of January 1, 2017. The City of San Gabriel is required by State law to enforce the new code.

**Q: *How will permits that have been issued prior to January 1, 2017 that reference existing approved plans be affected by the new 2016 Building Standards Code?***

**A:** The new 2016 California Building Standards Code will not affect a permit that was issued prior to January 1, 2017 as long as the permit does not expire. If a permit issued under the "old" 2013 California Building Standards Code expires, a onetime extension (180 days) may be granted. Before a new permit can be issued the plans must be updated to comply with the 2016 California Building Standards Code, and submitted for plan check and approved by the Building and Safety

Division. Plan check fees apply. (See *"IF MY PERMIT WAS ISSUED UNDER THE "OLD" 2013 California Building Standards Code, WHEN WILL IT EXPIRE?"* for information regarding when a permit expires.)

**Q:** *If my project was permitted under the "old" 2013 California Building Standards Code and I need to revise my approved plans, which edition of the code 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 2016 California Building Standards Code. A major change and/or addition to a project will need to comply with the new 2016 California Building Standards Code. Each specific case will need to be reviewed by the Building and Safety Division to determine which edition of the California Building Standards Code the revisions must comply with.

**Q:** *If I applied for a building permit prior to January 1, 2017, when will my building permit application expire?*

**A:** Applications for building permit (plan check process) 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. The Building Official **may** extend the time for action by the applicant for a period not exceeding 180 days on request by the applicant showing circumstances beyond control of the applicant that prevented action from being taken.

**Q:** *If my permit was issued under the "old" 2013 California Building Standards Code, when will it expire?*

**A:** Permits expire by limitation and become null and void, if the building or work authorized by the permit is not commenced within:

- 180 days from the date of issuance; or
- If the building or work authorized by the permit is suspended or abandoned at any time after the work is commenced for a period of 180 days; or
- Any permittee holding an unexpired permit may apply for an extension of time (180 days) within which work may commence under the "old" 2013 California Building Standards Code. The Building Official **may** grant an extension for periods not extending not more than 180 days. [CBC Section 105.5].

**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](http://www.iccsafe.org), [www.iapmo.org](http://www.iapmo.org), [www.calbo.org](http://www.calbo.org), [www.icbolabc.org](http://www.icbolabc.org), or contact the Building Department for assistance.

**Q:** ***Where can I find and/or purchase the new 2016 California Building Standards Code?***

**A:** The new 2016 California Building Standards Codes are currently available for purchase from technical book stores or directly from the International Code Council, at [www.iccsafe.org](http://www.iccsafe.org). As of January 1, 2017, the new 2016 California Building Standards Code, as adopted by the City of San Gabriel will be available