

# TOWN OF LOOMIS

## Community Development

### 2019 CALIFORNIA RESIDENTIAL CODE CHANGE SUMMARY

#### PART 2.5

Section	Notes
R101.2	Language added to allow certain types of small care facilities to be regulated under the CRC. The language now aligns with the related scoping provisions of the CBC.
R106.1.5	Newly added requirement for exterior balconies and elevated walking surfaces exposed to water from direct or blowing rain, snow or irrigation. Plans shall include details for all elements of the impervious moisture barrier system. Manufacturer's installation instructions shall be included in the construction documents.
R109.1.5.3	Newly added requirement. All elements of the moisture barrier system required by CRC, R106.1.5 shall not be concealed until inspected and approved.
R202	Provides newly added or revised definitions, including <i>access</i> , <i>ready access</i> , <i>crawl space</i> and new terms relating to solar energy.
R301.2.2.1	Seismic Design Category; a revised seismic map potentially allows a lower seismic design category based on determination of soil type.
R301.2.2.6	The irregular building section of the code has been rearranged for greater ease of use. No technical changes were intended by the reformat.
R302.1	Fire-resistant construction of exterior walls: language has been added to the associated tables to offer additional options for fire rating the underside of projections. Changes to the footnotes of associated tables has been added to clarify alternative compliance methods in lieu of fire rating the underside of projections.
R302.2	Walls separating townhouses; former code language referred only to a "common wall". New language has been added to address the common construction method of using 2 separate walls between units.
R302.3	A new reference to section 703.3 of the CBC has been added which provides alternatives for determining the fire-resistance rating of wall and floor/ceilings assemblies for separation of dwelling units.
R302.4.2	Listed Luminaires that have been tested for the application are specifically permitted for fire-resistant-rated ceiling membrane penetrations.
R302.5	An automatic-closing device is now permitted as an alternative to a self-closing device for the door between the garage and dwelling.
308.4.7	Figure R308.4.7 has been amended to better demonstrate hazardous glazing locations at bottom stair landings.
R310.1	Under certain conditions, sleeping rooms in a basement can be compliant without an emergency escape and rescue opening within the room.
R310.3	A change in terminology replaces "Bulkhead Enclosures" with "Area Wells" and provisions for ladders and steps for area wells have been added to better describe their function and clarify the application of the code.
R311.7.3	The maximum rise of a flight of stairs has been increased from 147 to 151 inches (12'7").
R311.7.11, R311.7.12	Alternating tread devices and ships ladders are now allowed as a means of egress component to a loft or similar area of 200 gross square feet or less, provided that such devices do not provide exclusive access to a kitchen or bathroom.

**Note: these changes are not inclusive of all code changes. They are a brief summary of changes that may have an impact on your project.**

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R317.1.6	Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain or drainage are now required to be vented.
R317.3	Staples in preservative-treated wood and fire-retardant-treated wood are now required to be made of stainless steel.
R324.4.1.1- R324.4.1.2	Revised requirements for design of live loads, dead loads and wind loads for roofs containing photovoltaic panel systems.
R507	Exterior decks. The bulk of this section has been reorganized, and now includes provisions for deck foundations and connections thereto.
R703.3.1	New provisions have been added to address the construction of exterior soffits at roof eaves.
R802.4	Several subsections have been rewritten to clarify conventional framing requirements for ridges, hips, valleys, rafters, rafter ties, ceiling joists, and purlins.
R802.5.2.1	Newly added code provision: wood structural panel roof sheathing may cantilever nine inches beyond the supporting gable end wall without support.
R806.2	Clarifies that net free ventilation may be less than 1/150 only if both required conditions are met. and added Language been revised to indicate that lower vents must be located in the bottom 1/3 of the attic space, matching CBC language.
R806.5	Adds subsection 5.2 as an alternative path for un-vented attic and rafter assemblies. The new option is limited to climate zones 3-15 and has 10 requirements to address in the installation of air-permeable insulation.
R905.17	New code section; although building integrated photovoltaic (BIPV) shingles are already regulated by the code, BIPV <i>panels</i> have not been included until now. Additionally, a new definition for BIPV is added in Chapter 2 and new text in R324 points to the technical requirements in this section.
R1005.8	Factory-built chimneys are now required to have an insulation shield where passing through insulated assemblies to help protect against the start of a fire from the chimney.
Appendix Q	This new appendix chapter contains limited provisions for tiny house construction. Tiny homes must comply with all relevant CRC provisions, except as modified in this appendix. Appendix Q provides a number of reduced requirements relating to ceiling height and access/egress from lofts
Appendix S	Adds seven new figures illustrating strawbale wall systems and their components. Tables have been updated and sections AS106.2 "Building Limitations", AS106.12.3 "Roof-Bearing Assembly", AS10612.3.1 "Roof-Bearing Assembly Spanning Openings", As106.15 Post-and-Beam with Strawbale Infill" have been added to this section.

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