

CODE SPOTLIGHT!

TITLE 24!!

Title 24, now there's a name that has struck terror into the heart of many a brave inspector, plan checker, architect or engineer.

What is this mysterious Title 24? The reason that we decided to spot light this oft misunderstood secret document is due to some questions that came up about an article in the last Newsletter. The questions concerned amendments to the Uniform Building Code on stairs and handrails that are found in Title 24.

We were aware of the amendments when we wrote the article, but due to the limited number of occupancies and situations where amendments applied, we printed the rule, rather than the exception.

The questions did, however, point out the need to explore Title 24 further and to find out more about when it applies. Everyone seems to have a different answer when asked about title 24. Some say that it is "handicapped accessibility requirements", others say its "energy conservation requirements". The fact is, these two items are really only the tip of the iceberg. Title 24 is the State of California's Building Code and it is made up of ten "parts" which include:

- Part 1. California Administrative Code
- Part 2. California Building Code
- Part 3. California Electrical Code
- Part 4. California Mechanical Code
- Part 5. California Plumbing Code
- Part 6. California Energy Code
- Part 7. California Elevator Safety Construction Code
- Part 8. California Historical Building Code
- Part 9. California Fire Code
- Part 10. Calif. Code for Building Conservation
- Part 12. Building, Plumbing & Mechanical Code Standards

All of these "parts" make up the volumes that are known as Title 24.

The State of California adopts the Uniform Codes as published by the International Conference of Building Officials and the National Electrical Code as published by the National Fire Protection Association. Several State agencies, including the Office of the State Architect,

Department of Housing and Community Development and the State Fire Marshal, among others, then all have the opportunity to make amendments to the codes.

The next question is, where and when do the amendments apply? In order to find the answer to this secret you must follow the steps listed below in order to find your way through the maze:

1. Find the particular code section that you are researching in the applicable Title 24 code book, i.e., Building, Plumbing, Mechanical or Electrical.
2. See if the initials "CA" are found in the margin next to the particular section, in some cases, it may even be next to one sentence. If you find the "CA" next to your section, you know that "California Amendments" have been made by some State agency. If you also find an "L" in the margin next to the "CA" that tells you that the amendment is enforced by the local building official or fire marshal.
3. Next, go to the Adopting Matrix Tables in the back of the book.
4. Find the code section number on the left hand side of the tables.
5. Run your finger across the table to the right finding all the columns that are marked with an "X".
6. Note the initials in the heading of all the columns that are marked with "X's".
7. Go to the front of the book and find the "Application" section. This is found in Title 24, Section 110 of the Building and Mechanical Codes, Section 10.8 of the Plumbing Code and Section 089-8 of the Electrical Code.

In these sections, you will find the initials of the State agency that made the particular amendment. Remember, the initials are found in the heading of the columns in the Adoption Matrix Tables.

8. Next to the initials, you will find the full name of the agency. Below the name you will find where the amendment applies, who the enforcing

agency is and what the authority for the amendment is.

You will quickly find that although a particular section has been amended, the amendment only applies to the specific occupancies or uses described in the application section, **not to all occupancies**. A common misconception seems to be that if a section has been amended, it must apply to all occupancies, right? That is must simply not true.

We hope this quick overview of Title 24 is of some help to those that haven't wanted to venture into this area before. It is State law and it does have to be reviewed when designing a building to find out whether it applies to the project or not. Don't be fooled into believing that because one particular section or even **sentence** applies a given occupancy, that the next sentence or section applies too!! Be careful and check the Matrix! Call us if we can help.