



**City of Grass Valley Building Department**  
 125 East Main Street  
 Grass Valley, CA 95945  
 (530) 274-4340  
[www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)

**Nevada County Building Department**  
 950 Maidu Avenue  
 Nevada City, CA 95959  
 (530) 265-1222  
[www.mynevadacounty.com](http://www.mynevadacounty.com)

**City of South Lake Tahoe Building Department**  
 1052 Tata Ln.  
 South Lake Tahoe, CA 96150  
 (530) 542-6010  
[www.cityofsltl.us](http://www.cityofsltl.us)

**Placer County Building Department**  
 3091 County Center Drive  
 Auburn, CA 95603  
 (530) 745-3010  
**Tahoe Office**  
 775 North Lake Blvd  
 Tahoe City, CA 96145  
 (530) 581-6200  
[www.placer.ca.gov](http://www.placer.ca.gov)

**Town of Truckee Building & Safety**  
 10183 Truckee Airport Road  
 Truckee, CA 96161  
 (530) 582-7820  
[www.townoftruckee.com](http://www.townoftruckee.com)

**Sierra County Building Department**  
 101 Courthouse Square  
 Downieville, CA 95936  
 (530) 289-3251  
[www.sierracounty.ca.gov](http://www.sierracounty.ca.gov)

**Town of Mammoth Lakes Building Department**  
 437 Old Mammoth Road, Suite 230  
 Mammoth Lakes, CA 93546  
 (760) 965-3630  
[www.townofmammothlakes.ca.gov](http://www.townofmammothlakes.ca.gov)

***"Partnering to Improve Consistency & Customer Service"***

## 2019 CA Building Standards Code Substantial Changes Quick Reference Guide

***(Effective January 1, 2020)***

**Please keep in mind this is not an all-inclusive list of changes and/or requirements in the 2019 CA Building Standards Codes. This document is meant only as a quick reference for some of the substantial changes in the standards. Code sections are shown at the end of each referenced change so you can reference and review the specific code language.**

### **2019 CA Building Code Substantial Changes:**

- Greenhouses for the purpose of conservation and exhibition of plants that provide public access is a group A-3 occupancy. (303.4)
- Greenhouses for display/sale that provide public access are a M occupancy (309.1).
- A room or space used for storage and accessory to another occupancy is now a S occupancy type and not limited to 100sqft maximum in size (311.1.1).
- Self-service mini-storage added to S-1 Occupancy list (311.2)
- Communication equipment storage structures less than 1,500sqft are added to U Occupancy list (312.1)
- Automatic garage door and vehicle gates require battery backup for emergency operation (406.2.1)
- Appliances in private garages and carports shall be installed with a minimum clearance of 6ft above the floor unless they are protected from vehicular impact (406.2.9.3)
- Added mezzanine standards for dwelling units to have fire sprinklers or be no more than 1/2 the floor area of the room (505.2.1(3))
- Single story non-sprinklered greenhouses allowable area increased for type VB construction (Table 506.2 (i)).
- Minimum distance from projections to lines used to determine fire separation distance has been substantially decreased (T 705.2).
- Fire walls are no longer required on lot lines dividing a building for ownership purposes where the conditions are met per 706.1.1 exception 2.
- Operable skylights shall be protected by a non-combustible mesh screen with max 1/8" openings when required to comply with WUI requirements. (708A.2.2)
- Garage doors shall have a maximum gap at the bottom, top and sides of doors of 1/8" when required to comply with WUI requirements (708A.4)
- Added specific requirements related to fire pump/fire sprinkler riser rooms for access, signage, conditioning, and lighting (902)
- Added specific requirements for NFPA 13R fire sprinkler systems for attic spaces (903.3.1.2.3)
- Added automatic water mist systems to the list of allowed commercial cooking fire suppression systems (904.12)

- A manual fire alarm system is now required for A occupancies with occupant loads of 100 above or below the level of exit discharge (907.2.1).
- Occupant load factor for business areas was changed to 150 (from 100) except concentrated business use areas then the factor is 50 (T 1004.5)
- Required emergency exit lighting at areas of exit discharge to the safe dispersal area (street, dispersal area, etc) (1008.2.3).
- Egress windows are not required from sleeping rooms where one means of egress and one egress opening is provided or two means of egress are provided in the basement. (1030.1)
- Added a specific section for regulations associated to metal roof shingles (1504.3.3)
- Added specific requirements for building-integrated photovoltaic roof panels (1507.18)
- Added structural deflection limits for framing supporting glass (1604.3.7)
- A horizontal load of 5psf is required to be designed for fire walls (1607.15.2)
- Verbiage for “ultimate” design wind speeds are now called “basic” wind speeds (1609)
- Wind speed tables changed specific to risk categories (Figures 1609.3(1) – (4))
- Earthquake loading site coefficients updated based on the most recent seismic mapping (1613)
- Special inspections are now required for wood trusses 60” or greater in overall height to verify required bracing requirements (1705.5.2).
- Special inspections are now required in seismic design categories C through F to verify required clearances from plumbing, mechanical and electrical equipment from fire sprinkler systems (1705.12.6).
- 8d common or deformed shank are required for 3/8”-1/2” roof sheathing nailed at 6/12 (T-2304.10.1)
- Staples in preservative treated wood and fire retardant treated wood are required to be stainless steel (2304.10.5)
- Header/girder conventional framing span tables revised for a column to include a narrower building width option (T-2308.4.1.1(1) & (2))
- Single member headers now allowed per 2308.5.5.1 for exterior bearing walls.
- Additional communication elements are required in accessible elevators to enhance two-way communication (3001.2)
- Added section and specific code requirements to relocatable buildings (commercial coaches) (3113)
- Primary Reference Standards:
  - ACI 318-14 (structural concrete)
  - TMS 402/602-16 (structural masonry)
  - ASCE 7-16 (Design loads for buildings/structures)