



**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 Residential Code Substantial Changes

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

- Certain types of care facilities with five or fewer persons added to *Regulated buildings, structures and applications* (1.1.3.2)
- Exterior balconies and elevated walking surfaces exposed to water, where structural framing is protected by an impervious moisture barrier require construction documents with manufacturer’s installation instructions (R106.1.5). Must be inspected and approved before concealing barrier. (R109.1.5.3)
- Definition of “Accessible” and “Readily Accessible” changed to “Access To” and “Ready Access To” (R202)
- Added double fire wall option when separating townhouses (R302.2.1)
- Protection (ex: gypsum board) required on underside of floor assembly over crawl space with fuel-fired or *electric-powered* heating equipment. (R302.13)
- Safety glazing required on a wall *less than 180 degrees* from the plane of the door in a closed position and within 24” of hinge side of an in-swing door. (R308.4.2)
- Structural glass baluster panel guards require an attached top rail spanning not less than three panels unless it is laminated glass with two equal thickness glass plies (R308.4.4.1)
- If automatic sprinkler system, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:
  1. One means of egress complying with Section R311 and one emergency escape and rescue opening.
  2. Two means of egress complying with Section R311 (R310.1)
- “Bulkhead Enclosure” replaced with “Area Well” for emergency escape and rescue (R310.3.2)
- Flight of stairs shall not have vertical rise larger than 151” (*was 147”*) between floor levels or landings (R311.7.3)
- Handrail shall not project more than 6.5” into stairway where nosings project into the stairway (R311.7.8.2)
- Alternating tread devices and ships ladders are allowed as a means of egress for lofts, mezzanines and similar areas of 200 gross sqft or less that do not provide exclusive access to a kitchen or bathroom (R311.7.11 & R311.7.12)
- Interconnection of CO alarms not required for buildings prior to January 1, 2011 under certain conditions. (R315.5)
- Enclosed framing in exterior balconies and elevated walking surfaces exposed to rain, snow or drainage from irrigation shall be provided with cross-ventilation area of at least 1/150. (R317.1.6)
- Roofs shall be structurally designed that have photovoltaic panels with the following criteria (R324.4.1.1):
  - Dead load (including PV panel weight) plus snow load.
  - Dead load (excluding PV panel weight) plus roof live load or snow load, whichever is greater.
- PV arrays occupying ≤33% of roof area require 18” setback on both sides of a ridge (no sprinklers) (R324)
- PV arrays occupying >33% of roof area require 36” setback on both sides of a ridge (no sprinklers) (R324)

- PV arrays occupying  $\leq 66\%$  of roof area require 18" setback on both sides of a ridge (sprinklers) (R324)
- PV arrays occupying  $> 66\%$  of roof area require 36" setback on both sides of a ridge (sprinklers) (R324)
- Panels & modules shall not be below an emergency escape and rescue opening within 36" (R324.6.2.2)
- Mezzanines shall not be greater than 1/3 of the floor area of the room. **Exception:** May be 1/2 the floor area if sprinklers installed and is open, unobstructed, and exceptions to R325.5 not applied. (R325.3)
- "Heavy timber" as exterior wall covering in WUI changed to "Sawn lumber or glue laminated wood" with the smallest minimum nominal dimension of 4". Sawn or glue-laminated planks splined, tongue-and-groove, or set close together and well spiked R337.7.3. Structural columns and beams meeting these requirements are exempt from WUI requirements for *underside of appendages* (R337.7.9)
- Operable skylights shall be protected by a noncombustible mesh screen 1/8" max openings (R337.8)
- Garage door perimeter gap maximum 1/8". Metal flashing, jamb and header overlap, and weather stripping meeting section requirements permitted. (R337.8.4)
- *Unvented crawl space* added dehumidification of 70 pints moisture per day per 1,000 sqft to requirement for exemption (R408.3).
- Allowance added to not have concrete footings for freestanding decks less than 200sqft and meeting other specific requirements (R507.3.2)
- Lag screws 1/2" and larger are required to be pre-drilled (T-R507.2.3 fn. d)
- Footing table added for deck piers up to a 70lb snow load (based on tributary areas) (T-R507.3.1)
- Deck joists bearing on single-ply beams or ledgers shall be attached with a mechanical connector (R507.6.1)
- Added alternate conventionally framed wall stud sizes, heights and spacing table up to 12ft in height (T-R602.3(6))
- Braced wall vertical panel joints shall occur over common studs (with stitch nailing requirements for double studs of (2) 10d's at 10"o.c.). Horizontal panel edges shall be blocked unless certain conditions are met (R602.10.4.4)
- Lath not required for stucco over masonry, concrete or stone substrates in accordance with ASTM C1063. (R703.7.1)
- Roof sheathing can only cantilever 9 inches beyond a gable end wall unless supported by overhang framing (R802.5.2.1)
- Each piece of fire-retardant-treated lumber and wood structural panel shall be labeled (R802.1.5.4)
- Eave ventilation to meet 1/300 exception shall now be located in the *lower 1/3* of attic space. (R806.2)
- Added requirements for air-permeable insulation installed in unvented attics in Climate Zones 3-15 (R806.5)
- Added specific requirements for photovoltaic roof shingles (Chapter 9)
- Insulation shield required for factory-built chimneys (R1005.8)
- **Tiny Houses Appendix Chapter Q added (101-105)**
  - Single dwelling unit max 400sqft excluding lofts.
  - *Ceiling height:* Habitable space and hallways min 6'8" ceiling height. Bathrooms, toilet rooms, kitchens and obstructions (beams, ducts, lighting etc.) min 6'4". **Exceptions:** :Lofts may be less than 6'8"
  - *Lofts* minimum 35sqft floor area with minimum 5' horizontal length in any direction. Lofts with sloped ceiling less than 3' from floor do not contribute to minimum floor area. **Exceptions:** Under gable roofs with min. 6:12 slope, only portions  $< 16"$  do not contribute to floor area.
  - *Stairways [loft access]:* Width 17" min at or above handrail, 20" below the handrail. 6'2" headroom. Risers 7-12". Tread depth and Riser height calculated with one of the formulas:
    - Depth = 20" – 4/3 Riser height
    - Height = 15" – 3/4 Tread depth
  - *Landing Platforms:* The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6'2" where the stairway meets the loft. The

landing platform shall be 18-22" in depth measured from the nosing of the landing platform to the edge of the loft, 16-18" in height measured from the landing platform to the loft floor.

- *Ladders*: Rung width 12" min., 10-14" spacing between rungs. Shall support 200lb load on any rung. 3/8" max variation. Ladders 70-80 degrees from horizontal.
- *Alternating tread & Ships ladders*: 20" width below handrail
- *Loft guards*: Along open side of lofts. Min 36" or 1/2 clear height to ceiling, whichever is less.
- *Emergency Escape and Rescue* must meet Sec. R310. **Exception:** Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet requirement of R310