

Introducing the California Building Standards Commission



The California Building Standards Commission (CBSC) oversees the rulemaking process, adoption, triennial and intervening code cycles and publication of the California Building Standards Code, Title 24, California Code of Regulations (Title 24). Title 24 applies to the design, construction, maintenance and alteration of all publically and privately owned buildings in California. CBSC also has the authority to develop and adopt building standards applicable to certain elements for specified state-owned buildings, as well as nonresidential green building standards for which no other state agency has authority.

Commissioners are appointed by the governor to represent the public, design professions, the building and construction industry, local government building officials, fire and safety officials, labor and the disability community in accordance with Building Standards Law, Health and Safety Code (HSC) 18921. CBSC authority and directives are identified in HSC, Division 13, Part 2.5 commencing with Section 18901.

CBSC is supported by a staff of 14 employees. CBSC's Executive Director is appointed by the commissioners and is responsible for overseeing and carrying out the day-to-day obligations of the commission.

The process of adopting and approving building standards is governed by requirements in the California Building Standards Law, the Administrative Procedure Act, and the California Administrative Code, Title 24, Part 1, Chapter 1.

CBSC is responsible for carrying out the code adoption process in accordance with these state laws and regulations, which are intended to include the public in an open and transparent consensus process. Title 24 is published in its entirety every three years and includes current model codes and national standards. An intervening code adoption cycle occurs in between the triennial cycles for the purpose of adopting revisions and new code requirements. Each cycle requires nearly 18 months to complete.

Several state agencies participate with CBSC in the code development and adoption processes including the Office of the State Fire Marshal, Department of Housing and Community Development, Division of the State Architect, Office of Statewide Health Planning and Development and a number of others. As mandated in law, CBSC's Executive Director chairs CBSC's Coordinating Council, which consists of representatives from code adopting and proposing agencies. The Council provides for communication and coordination between the state agencies concerning the code development processes.

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No single state agency has authority for all of the required codes or standards for all types of buildings. Each agency is accountable for specific areas of the code. For example, the Office of the State Fire Marshal oversees fire and panic safety. The Division of the State Architect develops structural safety requirements for educational facilities and accessibility standards for places of public accommodation. The Department of Housing and Community Development has authority for residential occupancies. Each agency relies on interested party stakeholder groups in the process of developing building standards to ensure that the resulting code language is clear, consistent, achievable and necessary.

CBSC’s Code Advisory Committees (CAC) convene once proposed building standards are developed. Six discipline specific committees, consisting of members that include subject matter experts, review the proposed codes during open public meetings and make recommendations to CBSC’s commissioners. Public comments are accepted during the CAC meetings and again during the 45-day comment period, before proposed codes are presented to CBSC’s commissioners for consideration.

The commissioners hear public testimony and take CAC recommendations into consideration before voting to approve, disapprove, approve as amended, or determine the code change has merit, but requires further study. The effective date for new adoptions in Title 24 is most often no sooner than 180 days following the publication date established by CBSC’s commissioners. This minimum 180-day period is required by Health and Safety Code Section 18938 (state law) to allow local government and persons subject to the codes time to adjust processes, designs, obtain and/or provide training.

Visit [CBSC’s website](http://www.dgs.ca.gov/bsc) at www.dgs.ca.gov/bsc for more information about CBSC, the code development process, access to current editions of Title 24, educational publications and more. Additionally, sign up to receive email notifications of CBSC announcements and proposed code changes.



Title 24

The California Code of Regulations (CCR) is divided into 28 sections known as “Titles.” Title 24 of the CCR is reserved for state regulations (building standards) that govern the design and construction of all buildings, associated facilities and equipment in the State of California.

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| Part 1 | California Administrative Code |
| Part 2 | California Building Code, Vol. 1 & 2 |
| Part 2.5 | California Residential Code |
| Part 3 | California Electrical Code |
| Part 4 | California Mechanical Code |
| Part 5 | California Plumbing Code |
| Part 6 | California Energy Code |
| Part 7 | Vacant |
| Part 8 | State Historical Building Code |
| Part 9 | California Fire Code |
| Part 10 | California Existing Building Code |
| Part 11 | California Green Building Standards Code |
| Part 12 | California Referenced Standards Code |



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CBSC is a commission within DGS