

LAWS, CODES AND TITLE REGULATIONS (2010) IN CALIFORNIA

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In my career as an Architect, trying to understand the Laws, Codes and Regulations in California has been most challenging over the years, and keeping up is a constant struggle. I have had to explain this several times to people within my own office, and I thought it might be time to explain and simplify to others the structure of the LAWS, CODES AND TITLE REGULATIONS IN CALIFORNIA.

First of all, the date of this Article is based on what I see now in June of 2010. Every week, changes are made to the Laws, Codes and Regulations, so accuracy is limited to this time only as change is to be expected. This article is an attempt to simplify my understanding of a complicated issue. I hope this simplifies your research when you have to find something regarding the LAWS, CODES AND TITLE REGULATIONS IN CALIFORNIA.

The hierarchy of the Laws, Codes and Title Regulations are kind of inferred on the State of California's website, and my understanding on this is the CONSTITUTION of the State of California rules first, then CALIFORNIA LAW composed of the 29 Codes, and then the TITLE REGULATIONS for the California Code of Regulations (CCR).

Where do you find all of these Laws, Codes and Title Regulations? The best place is the State of California Website (www.ca.gov). Next, go to the "GOVERNMENT LINKS" under "Popular Pages" area on the Website; next click on State Government under "More Government Links"; and then click on "Laws and Regulations". You now have several choices available to you, and of these that I use the most to research for our office on projects are "California's 29 Codes", or under "California's Regulations", click on the "California Code of Regulations" (this link contains all the Title Regulations of the California Code of Regulations), and the "Title 24 Building Standards Code". This last link ("Title 24 Building Standards Code") is merely one that explains where you can purchase the Building Codes, and further explains their editions, approval process, etc. More about the Title 24 Regulations later, which is the basis of compliance to Regulations for all Architects and Engineers in California?

California Law has 29 codes, and their titles are as follows:

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| <input type="checkbox"/> BUSINESS AND PROFESSIONS CODE | <input type="checkbox"/> CIVIL CODE |
| <input type="checkbox"/> CODE OF CIVIL PROCEDURE | <input type="checkbox"/> COMMERCIAL CODE |
| <input type="checkbox"/> CORPORATIONS CODE | <input type="checkbox"/> EDUCATION CODE |
| <input type="checkbox"/> ELECTIONS CODE | <input type="checkbox"/> EVIDENCE CODE |
| <input type="checkbox"/> FAMILY CODE | <input type="checkbox"/> FINANCIAL CODE |
| <input type="checkbox"/> FISH AND GAME CODE | <input type="checkbox"/> FOOD AND AGRICULTURE CODE |
| <input type="checkbox"/> GOVERNMENT CODE | <input type="checkbox"/> HARBORS AND NAVIGATION CODE |
| <input type="checkbox"/> HEALTH AND SAFETY CODE | <input type="checkbox"/> INSURANCE CODE |
| <input type="checkbox"/> LABOR CODE | <input type="checkbox"/> MILITARY AND VETERANS CODE |
| <input type="checkbox"/> PENAL CODE | <input type="checkbox"/> PROBATE CODE |
| <input type="checkbox"/> PUBLIC CONTRACT CODE | <input type="checkbox"/> PUBLIC RESOURCES CODE |
| <input type="checkbox"/> PUBLIC UTILITIES CODE | <input type="checkbox"/> REVENUE AND TAXATION CODE |
| <input type="checkbox"/> STREETS AND HIGHWAYS CODE | <input type="checkbox"/> UNEMPLOYMENT INSURANCE CODE |
| <input type="checkbox"/> VEHICLE CODE | <input type="checkbox"/> WATER CODE |
| <input type="checkbox"/> WELFARE AND INSTITUTIONAL CODE | |

Now, I usually am looking at the GOVERNMENT CODE, EDUCATION CODE, PUBLIC CONTRACT CODE, and the HEALTH AND SAFETY CODE for the many different projects that our office is involved with. The first three in this paragraph are the ones I use to help our clients set up BID DOCUMENTS, explain what goes into a

NOTICE TO CONTRACTORS (also known as NOTICE TO BIDDERS, or INVITATION TO BID), or explain what is necessary for the INSTRUCTIONS TO BIDDERS. My research is composed of what is a proper Bid Time, and how often does a client have to advertise in compliance with law to properly inform the Contractors you have a job for them. Also, these codes help with subjects such as CONTRACTOR LICENSING LAWS, SUBCONTRACTOR LISTS, SUBSTITUTION OF SECURITIES for retention, SUBSTITUTIONS, STUDENT SAFETY DECLARATIONS & fingerprinting of contractor's employees, and other contract laws related to bidding Public Projects involving Public Monies.

Owners should be aware of the laws requiring PREVAILING WAGE RATES and LABOR LAW, so suggesting to them they refer to the LABOR CODE is advisable also.

California also has an abundant source of regulations called the "**California Code of Regulations**", composed of **Title Regulations** (formerly known as the California Administrative Codes), mandated by the California Law Codes, and their "titles" are as follows:

- TITLE 1 GENERAL PROVISIONS**
- TITLE 2 ADMINISTRATIVE**
- TITLE 3 FOOD AND AGRICULTURE**
- TITLE 4 BUSINESS REGULATIONS**
- TITLE 5 EDUCATION** (not to be confused with the EDUCATION CODE within California's 29 codes. Each of them has different numbering systems, so if you are looking for a specific number of an Article and it doesn't look like the reference follows what you are looking for, look in the other one!)
- TITLE 7 HARBORS AND NAVIGATION**
- TITLE 8 INDUSTRIAL RELATIONS**
- TITLE 9 REHABILITATIVE AND DEVELOPMENTAL SERVICES**
- TITLE 10 INVESTMENT**
- TITLE 11 LAW**
- TITLE 12 MILITARY AND VETERANS AFFAIRS**
- TITLE 13 MOTOR VEHICLES**
- TITLE 14 NATURAL RESOURCES**
- TITLE 15 CRIME PREVENTION AND CORRECTIONS**
- TITLE 16 PROFESSIONAL AND VOCATIONAL REGULATIONS**
- TITLE 17 PUBLIC HEALTH**
- TITLE 18 PUBLIC REVENUES**
- TITLE 19 PUBLIC SAFETY**
- TITLE 20 PUBLIC UTILITIES AND ENERGY**
- TITLE 21 PUBLIC WORKS**
- TITLE 22 SOCIAL SECURITY**
- TITLE 23 WATERS**
- TITLE 24 BUILDING STANDARDS CODES** (this is where all your State Building Codes are at, and there are no free looks as far as I know, you have to purchase the books or CD's from somewhere, such as ICC (International Code Council). Reasons for purchasing these codes can be found on the California State Website, so I won't repeat that here.)
- TITLE 25 HOUSING AND COMMUNITY DEVELOPMENT**
- TITLE 26 TOXICS**
- TITLE 27 ENVIRONMENTAL PROTECTION**
- TITLE 28 MANGED HEALTH CARE**

With the exception of TITLE 24, all of these regulations (as far as I know) are accessible on the State Website. The difference between these website codes and regulations, and the printed versions, are that the website contains only the current approved language for each of these CODES and TITLE REGULATIONS. The printed versions (for which you pay money for) give you much more in terms of the history of repeals, and explanations of why something was changed between an older version and the new version of these codes and regulations. As an Architect, I really only want to focus on the current language, and reserve the history to be provided by Legal Entities when needed, who probably have the Printed Versions in their office.

Now let's go into more detail on **TITLE 24**, the **BUILDING STANDARDS CODES**. TITLE 24 is composed of many PARTS, and that explanation is described below:

Part 1 - California Building Standards Administrative Code

This Part contains all the Administrative Regulations, such as defining the Role of the CBSC (California Building Standards Commission), appeals of decisions made by departments under the CBSC, code adoption process, defining the Roles and responsibilities of the PROJECT INSPECTORS, ARCHITECTS, and CONSULTING ENGINEERS, and many other issues regarding Public Works Projects involving Public Monies. If you do Educational or Health Care work in California, then you need this Part 1 of Title 24 and understand all of its contents.

Part 2 - California Building Code

California Building Code 2010 California Code of Regulations, Title 24-Part 2, Volumes 1 and 2, CCR-T24, based on the 2009 edition of the IBC (International Building Code) by ICC (International Code Council), with the latest California State Amendments.

Part 3 - California Electrical Code

California Electrical Code 2010, California Code of Regulations, Title 24-Part 3, CCR-T24, based on the 2008 edition of the NEC (National Electrical Code) by NFPA (National Fire Protection Association), with the latest California State Amendments.

Part 4 - California Mechanical Code

California Mechanical Code 2010, California Code of Regulations, Title 24, Part 4, CCR-T24, based on the 2009 edition of the UMC (Uniform Mechanical Code) by IAPMO (International Association of Plumbing and Mechanical Officials), with the latest California State Amendments.

Part 5 - California Plumbing Code

California Plumbing Code 2010, California Code of Regulations, Title 24, Part 5, CCR-T24, based on the 2009 edition of the UPC (Uniform Plumbing Code) by IAPMO (International Association of Plumbing and Mechanical Officials), with the latest California State Amendments.

Part 6 - California Energy Code

California Energy Code 2010, California Code of Regulations, Title 24, Part 6, CCR-T24, and the latest California State Amendments.

This one reference is often used in conversation between Architects, Mechanical Engineers and Energy Consultants, and is commonly referred to as "TITLE 24 CALCS", so when you hear this language, they are commonly referring to the requirements of this one part within TITLE 24 – Part 6 – California Energy Code.

Part 7 - California Elevator Safety Construction Code

The website for California says to see Title 8, California Code of Regulations. Click on the + in the following order: TITLE 8. INDUSTRIAL RELATIONS, then DIVISION 1. DEPARTMENT OF INDUSTRIAL RELATIONS, then CHAPTER 4. DIVISION OF INDUSTRIAL SAFETY, and finally SUBCHAPTER 6. ELEVATOR SAFETY ORDERS. Pick the appropriate GROUP I thru IV depending on the Installation Contract Date of your Lift or Elevator.

Part 8 - California Historical Building Code

This document is available as a printable document in PDF format from the States website (approximately 40 pages).

Part 9 - California Fire Code

California Fire Code 2010, California Code of Regulations, Title 24, Part 9, CCR-T24, based on the 2009 edition of the IFC (International Fire Code) by ICC (International Code Council), with the latest California State Amendments.

Part 10 - California Existing Building Code

California Existing Building Code 2010, California Code of Regulations, Title 24, Part 10, CCR-T24, based on the 2009 edition of the IEBC (International Existing Building Code) by ICC (International Code Council), with the latest California State Amendments.

Part 11 - California Green Building Standards Code

The CGBSC became effective as of January of 2010, and copies are available at the ICC Book Store for purchase. The cost is around \$43.00 for an ICC Member, and higher than that for those who are not members.

Part 12 - California Reference Standards Code

This Part 12 contains a lot of information regarding FIRE-RESISTIVE STANDARDS, EXITS, RADIATION SHIELDING, and PROTECTIVE SIGNALING, as well as many other subjects. You can get an idea of the contents from the few items that I have listed above.

All of the Parts above are available at ICC (International Code Council - www.iccsafe.org), and at other various providers of Code Books, such as Construction Savvy or BNi Building News. If you are a member of ICC, then you obviously get discounts on the purchase prices. Just go to the ICC Store for the information.

I hope this article helps you to understand the complicated LAWS, CODES AND TITLE REGULATIONS IN CALIFORNIA. Good luck in your research from here on out, and if you have any comments regarding this informational article, please feel free to comment or offer any revisions to me below. I'm always constantly trying to keep-up with the State of California!

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