APPROVED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION

FEBRUARY 27, 2025

# FINAL EXPRESS TERMS FOR PROPOSED BUILDING STANDARDS OF THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REGARDING THE 2025 CALIFORNIA BUILDING CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2, CHAPTER 11A (HCD 1-AC 01/24)

The State agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific (Government Code Section 11346.2(a)(1)).

If using assistive technology, please adjust your settings to recognize underline, strikeout, italic and ellipsis.

## LEGEND for EXPRESS TERMS

* Model Code language appears upright
* Existing California amendments appear in *italic*
* Amended model code or new California amendments appear *underlined & italic*
* Repealed model code language appears ~~upright and in strikeout~~
* Repealed California amendments appear in *~~italic and strikeout~~*
* Ellipsis ( ...) indicate existing text remains unchanged

## FINAL EXPRESS TERMS

**HCD proposes to continue to adopt Chapter 11A from the 2022 California Building Code into the 2025 California Building Code with the following modifications:**

### ITEM 1 Chapter 11A Housing Accessibility, Section *1101A.1 Scope,* and *Section 1102A.1 Where required.*

***1101A.1 Scope****. …*

***1.***through***5.*** …

*Chapter 11A generally does not apply to public accommodations such as hotels and motels and public housing. Public use areas, public accommodations and public housing as defined in Chapter 2 of this code are subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B and are referenced in Section 1.9.1.*

*Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of ~~Chapter 11A and~~ Chapter 11B*.

***1102A.1 Where required****. …*

*Newly-constructed covered multifamily dwellings as defined in this chapter, include, but are not limited to, the following:*

1. through***9****. …*
2. *Public housing as defined in Chapter 2 of this code is subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B. Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of ~~Chapter 11A and~~ Chapter 11B.*

#### Notation:

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

### ITEM 2 Chapter 11A Housing Accessibility, Section *1101A.1 Scope* [amendment withdrawn]

*…*

#### Notation:

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 and 19990; and Government Code Sections 12955.1 and 12955.1.1 and 65852.2.

Reference(s): N/A

### ITEM 3 Chapter 11A Housing Accessibility, Section *1115A.6 Exterior stairway handrails.*

***1115A.6 Exterior stairway handrails.***

***1115A.6.1 Where required.*** *Stairways shall have handrails on each side. Intermediate handrails shall be located equidistant from the sides of the stairway and comply with Section ~~1012.9~~ 1014.9.*

***Exception:*** *…*

#### Notation:

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

### ITEM 4 Chapter 11A Housing Accessibility, Section *1116A.1 Warning curbs.*

***1116A.1 Warning curbs.*** *…*

***Exceptions:***

1. *…*
2. *When a guardrail or handrail is provided with edge protection in accordance with Section ~~1010.10.1~~ 1012.10.1.*

#### Notation:

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

### ITEM 5 Chapter 11A Housing Accessibility, Section *1122A.6 Edge protection.*

***1122A.6 Edge protection****. Ramps and ramp landings shall be provided with a continuous and uninterrupted barrier on each side along the entire length in compliance with Sections ~~1010.10~~ 1012.10 and ~~1010.10.1~~ 1012.10.1. (See Figure 11A-5A.)*

***Note****: Extended floors or ground surfaces, as permitted in Section ~~1010.10.2~~ 1012.10.2, are not allowed for ramps and ramp landings providing access to, or egress from, buildings or facilities where accessibility is required.*

#### Notation:

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

### ITEM 6 Chapter 11A Housing Accessibility, Section *1123A.6 Interior stairway handrails.*

***1123A.6 Interior stairway handrails.***

***1123A.6.1 Where required.*** *Stairways shall have handrails on each side. Intermediate handrails shall be located equidistant from the sides of the stairway and comply with Section ~~1012.9~~ 1014.9.*

***Exception****:* …

#### Notation:

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

### ITEM 7 Chapter 11A Housing Accessibility, Section *1125A.1 Warning curbs.*

***1125A.1 Warning curbs****. …*

***Exception****: When a guardrail or handrail is provided with edge protection in accordance with Section ~~1010.10.1~~ 1012.10.1.*

#### Notation:

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

### ITEM 8 Chapter 11A Housing Accessibility, Section *1126A.5 Type of latch and lock,*

***1126A.5 Type of latch and lock****. The type of latch and lock required for all doors or gates shall be in accordance with Section 1126A.6 and Chapter 10~~, Section 1008~~.*

#### Notation:

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

### ITEM 9 Chapter 11A Housing Accessibility, Section *1143A.5 Visual characters.*

***1143A.5 Visual characters****. Signs with visual characters shall comply with this section.*

***1.***through***4.*** *…*

**5**. ***Height from finish floor****. Visual characters shall be 40 inches (1016 mm) minimum above the finish floor.*

***Exceptions****:*

1. *Visual characters indicating elevator car controls.*
2. *Floor-level exit signs complying with Chapter 10~~, Section 1011.6~~.*

#### Notation:

Authority: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference(s): Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.