APPROVED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION   
FEBRUARY 26, 2025

# ADDENDUM TO FINAL EXPRESS TERMS AND RATIONALE FOR PROPOSED BUILDING STANDARDS OF THE STATE FIRE MARSHAL REGARDING THE 2025 CALIFORNIA BUILDING CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2 (SFM 04/24)

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)).

Approve as amended a proposed provision, as requested by the state agency. No modification shall be made that materially alters a requirement, right, responsibility, condition or prescription in the text made available to the public for comment in accordance with this chapter. The proposing agency shall justify the modification pursuant to Health and Safety Code Section 18930 in an amended justification consistent with the approval action submitted to the Commission within 15 days. Failure to submit the amended justification within that time is cause for disapproval. (Section 1-417(a)4 of the California Administrative Code, Part 1 of Title 24 of the California Code of Regulations).

If using assistive technology, please adjust your settings to recognize underline, strikeout, double strikeout, italics and ellipsis. Double underline will be indicated by parenthetical notes within the text. The notes will not be codified or published in the code.

## LEGEND for EXPRESS TERMS (Based on model codes - Parts 2, 2.5, 3, 4, 5, 9, 10)

* 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* Repealed model code language appears ~~upright and in strikeout~~
* Repealed California amendments appear in *~~italic and strikeout~~*
* Addendum changes to Final Express Terms language appear in *double underline and italic* and *double strikeout and italic*.
* Ellipses (...) indicate existing text remains unchanged

## ADDENDUM to FINAL EXPRESS TERMS and RATIONALE

### ITEM 5-2 Chapter 5 General Building Heights and Areas, Section 506.2.1 Single-occupancy buildings

[In this SFM addendum, SFM proposes to correct value of variable Sa in Equation 5-2 from “3” to “2” as is stated in the sentence following the variable. SFM also shows existing amendment and model code language for the situation when the variable Sa equals “3” that is not shown in the FET.]

**506.2.1 Single-occupancy buildings.**

…

[No addendum changes proposed in Equation 5-1.]

*Aa* = [*At* + (*NS* × *If*)] × *Sa* (Equation 5-2)

where:

Aa = Allowable area (square feet).

At = Tabular allowable area factor (NS, S1, S13R or S13D value, as applicable) in accordance with [Table 506.2](https://codes.iccsafe.org/lookup/CABC2022P3_Ch05_Sec506.2_Tbl506.2/3388).

NS = Tabular allowable area factor in accordance with [Table 506.2](https://codes.iccsafe.org/lookup/CABC2022P3_Ch05_Sec506.2_Tbl506.2/3388) for nonsprinklered building (regardless of whether the building is sprinklered).

If = Area factor increase due to frontage (percent) as calculated in accordance with [Section 506.3](https://codes.iccsafe.org/lookup/CABC2022P3_Ch05_Sec506.3/3388).

Sa = 3 *for other than Group A, E, H, I, L and R occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal,* where the actualnumber of stories above grade plane exceeds three.

*Sa = 3 [start double underline] 2 [end double underline] for Group A, E, H, I, L, and R occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, actual number of building stories above grade plane, not to exceed two.*

~~S~~~~a~~ ~~= 4 where the building is equipped throughout with an automatic sprinkler system Installed in accordance with Section 903.3.1.2.~~

The actual area of any individual floor shall not exceed the allowable area per [Equation 5-1](https://codes.iccsafe.org/lookup/CABC2022P3_Ch05_Sec506.2.1_Eqn5_1/3388).

**506.2.2 Mixed-occupancy buildings.**

…

[No addendum changes proposed in Section 506.2.2.]

**Rationale:** When OSFM adopted the ICC model codes as the base code, the first CBC using the ICC model code was the 2007 CBC. Since then, the ICC model code allows a three-multiplier, and for OSFM-regulated buildings and structures, the allowable multiplier is two. This was explained in the 2007 ISOR and has been carried since. Due to subsequent ICC model code revisions, the California amendment was not published correctly to maintain the original intent.

**Notation:**

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72 - 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178, 51179 and 51189; Public Education Code 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

The State Fire Marshal requests the Commission to approve this item as amended; in order to satisfy Health and Safety Code Section(s) **18930(a)(6):** *The proposed building standards are not unnecessarily ambiguous or vague, in whole or in part.*