

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916

CALIFORNIA BUILDING STANDARDS COMMISSION INFORMATION BULLETIN 24-03

DATE: October 11, 2024

TO: CBSC INTERESTED PARTIES
LOCAL BUILDING DEPARTMENTS
STATE AGENCIES AND DEPARTMENTS

SUBJECT: 2022 California Plumbing Code Section 422.1 Fixture Count, Table 422.1 Minimum Plumbing Facilities, and Table 4-1 Occupant Load Factor

This information bulletin is to advise the regulated community and provide clarity relative to amendments in the 2022 California Plumbing Code (Part 5, Title 24, California Code of Regulations) occupant load factor and calculation of plumbing fixture counts in specified buildings. The California Building Standards Commission (BSC) and the Division of the State Architect (DSA) co-adopted amendments to Section 422.1, Table 422.1, and Table 4-1 of the California Plumbing Code (CPC) during the 2019 Intervening and 2021 Triennial Code Adoption Cycles, as follows:

Section 422.1 Fixture Count indicates that the total occupant load and occupancy classification for buildings shall be determined in accordance with the California Building Code Table 1004.5 Maximum Floor Area Allowances Per Occupant to determine occupant load and Chapter 3 to determine occupancy classification. The Exception to CPC Section 422.1, adopted by BSC and DSA, applicable to buildings under BSC and DSA authorities only, indicates that Table 4-1 Occupant Load Factor may be used to determine occupant load.

Table 422.1 MINIMUM PLUMBING FACILITIES contains a BSC and DSA amended note above the table consistent with Section 422.1 Exception, reiterating that the total occupant load shall be determined in accordance with the California Building Code or Table 4-1 Occupant Load Factor.

Table 4-1 OCCUPANT LOAD FACTOR replaces former Table A, with both tables being amendments adopted by BSC and DSA only and applicable to buildings under BSC and DSA authorities. The table illustrates the function of space used in a building and the occupant load factor in square feet.

As a reminder, CPC Section 1.1.3.1 Non-State-Regulated Buildings, Structures, and Applications, specifies that Title 24 (including the CPC, Part 5 of Title 24) applies to all occupancies not regulated by a state agency. However, CPC Section 1.2.1 BSC, specifies that a state amendment with the "BSC" banner only applies to elements of state buildings,

state colleges, and university buildings, as specified. Additionally, CPC Section 1.9.2 specifies that a state amendment with the "DSA-SS" and/or "DSA-SS/CC" banners only applies to K-12 public schools, community colleges, and essential services buildings, as specified. It is important to note that BSC and DSA's amendments are only applicable to the occupancies listed above (state buildings, state colleges, universities, K-12 public schools, community colleges, etc., pursuant to CPC Chapter 1).

Table 422.1 Footnote 6 references authorities having jurisdiction to CPC Sections 1.8.7 and 301.3 that permit alternative design criteria that may be used in determining the minimum number of plumbing fixtures.

CPC Section 301.3 Alternate Material and Methods of Construction Equivalency, authorizes local jurisdictions to approve/disapprove alternative systems, methods, or devices of equivalent or superior quality, strength, fire resistance, effectiveness, durability, and safety over those prescribed by this code. This could possibly include expanding the scope of CPC Table 4-1 on a project-by-project basis.

The 2022 California Plumbing Code became effective statewide January 1, 2023. Questions specific to this information bulletin should be directed to the CBSC office at (916) 263-0916 or via email at cbsc@dgs.ca.gov.

Questions specific to buildings within DSA authority should be directed to DSA at (916) 445-8100.

Sincerely,

Stoyan Bumbalov

Stoyan Bumbalov, Executive Director
California Building Standards Commission