

**Metal-Plate Connected Wood Trusses.** Five-foot-tall wood trusses requiring permanent bracing now require a periodic special inspection to verify that the required bracing has been installed. CBC 1705.5.2

**Site Grading.** As an exception, impervious surfaces are allowed to slope less than 2% near doors to meet the egress requirements in Chapter 10. CBC 1804.4

**Ring Shank Nails.** The 2018 CBC and CRC are now aligned by requiring 8-penny common or ring shank nails when nailing 6 inches and 12 inches on center for roof sheathing. This change brings consistency for the two codes when determining minimum nail size for roof sheathing attachment with 6:12 nail spacing. CBC Table 2304 10.1.

**Fasteners in Treated Wood.** Staples in preservative-treated wood and fire-retardant-treated wood are now required to be made of stainless steel. Staples are now specifically limited to stainless steel where exposed to corrosive environments. CBC 2304.10.5

**Supporting Members for Permeable Floors and Roofs.** The provisions for permeable floors and roofs have been modified to require positive drainage of water and ventilation below the floor or roof to protect supporting wood construction. Without a properly-functioning method to transport water out, the floor assembly can stay saturated for long periods of time, potentially contributing to the failure of the supporting wood structure. CBC 2304.12.2.5 and 2304.12.2.6.

**Heavy Timber Construction.** The heavy timber provisions of Chapter 23 have been reorganized and the 2016 CBC table on engineered lumber dimensional equivalencies previously located in Section 602.4 has been moved into Section 2304.11. Requirements for heavy timber construction, including Cross Laminated Timber, have been moved into one location.

**Header and Girder Spans.** The header and girder spans for the exterior bearing wall table have been updated to allow No. 2 Southern Pine rather than a minimum No. 1 Southern Pine lumber. CBC Table 2308.4.1.1(1)

**Header and Girder Spans.** The header and girder spans for the interior bearing wall table have been updated to allow No. 2 Southern Pine for spans rather than No. 1 Southern Pine Lumber. Building width is updated in the table as well, supplying span lengths for narrower building areas. CBC Table 2308.4.1.1(2)

**Openings in Exterior Bearing Walls.** Single-member lumber headers are now permitted in prescriptive wood framing. The 2018 CBC allows single headers under limited loading conditions to increase energy efficiency of the building. CBC 2308.5.5.1

**If you have any questions or would like more information regarding the new and updated material, contact the Building Division at (707) 253-4417 or visit us at [www.countyofnapa.org](http://www.countyofnapa.org)**

# County of Napa Building Division

## 2019 CALIFORNIA CODES



A Tradition of Stewardship  
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## CALIFORNIA BUILDING CODE SIGNIFICANT CHANGES

## EFFECTIVE JANUARY 1, 2020

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# 2019 California Building Code Significant Changes

**Addition of “Greenhouse” definition.** The definition recognizes that a greenhouse is a unique structure primarily for the propagation of plants and not for human habitation. CBC 202

**Clarification of Group A3.** Clarifies that a greenhouse used for public display of plants is required to provide habitation suitable for human occupancy. CBC 202

**Clarification of Group M.** Clarifies that a greenhouse used for the public sale of plants is required to provide a habitation suitable for human occupancy. CBC 202

**Revision to “Sleeping Unit.”** The revised definition clarifies that each individual bedroom within a residential suite is not a sleeping unit; the entire residential suite is a “sleeping unit.” CBC 202

**Classification of Accessory Storage Spaces.** Modification: Regardless of size, storage rooms and areas that are accessory to other uses are to be classified as part of the occupancy to which they are accessory. Storage rooms greater than 100 sf are now a part of that occupancy. CBC 311.1.1

**Classification of Self-Storage Facilities.** Self-service storage facilities (mini-storage) are now classified as Group S-1. CBC 311.12

**Classification of Communications Structures.** Communications structures with a gross floor area of less than 1,500 sf are now classified as Group U. CBC 312.1

**Regulations of Private Garages.** Parking structures that meet the definition of a Private Garage are permitted to be constructed under the provisions of a Public Garage. CBC 406.3

**Electrical Systems in Ambulatory Care Facilities.** Essential electrical systems are now required to be designed and constructed in accordance with NFPA 99, Chapter 22. CBC 422.6

**Group R-3 Fire Separation Distance.** Where the fire separation distance is 5 feet or greater, no exterior wall rating is required for Group R3 buildings of type VB and IIB construction. CBC Table 602, Note i

**Combustible Balconies, Projections and Bay Windows.** Construction requirements for balconies, porches, decks, bay windows, and oriel windows have been relocated from Section 1406 to 705.2.3. CBC 705.2.3 and 705.2.3.1

**Party Walls Not Constructed as Fire Walls.** A party wall located on a property line is no longer required to be a fire wall, provided that the combined height and area buildings on each side comply with the height and area limitations of Chapter 5. The new exception specifies that where a party wall divides a building for ownership purposes, and the aggregate building height and area complies with the code, then the party wall does not need to be constructed as a fire wall. Documents and easements between both parties must be provided to prove that owners have access to the wall for maintenance purposes. CBC 706.1.1

**Fireblocking and Draftstopping at Fire Partitions.** Fireblocking and draftstopping requirements for fire partitions of combustible construction have been consolidated and modified. CBC 708.4.2

**Commercial Cooking Operations.** The installation of fire-extinguishing systems as protection for commercial cooking operations must now comply with NFPA 96. Additionally, commercial cooking systems are now permitted to be protected with a water mist fire extinguishing system complying with NFPA 750. CBC 904.12

**Occupant Load Calculation in Business Use Areas.** The occupant loads of business areas have been revised. Business areas: raised from 100 gross to 150 gross. Concentrated use business areas: 50 square feet or actual load. CBC Table 1004.5 and 1004.8

**Transfer Type Shower Compartments.** New criteria for the allowance of transfer-type shower compartments. The California State Architect is allowing the use of transfer-type showers in certain uses. These are smaller footprint showers with all the capacity for persons with disabilities. CBC 11B-608

**Adult Changing Facilities.** Criteria added for Adult Changing Facilities where provided in Commercial Places of Public Amusement. CBC 11B-813