



City of Carmel-by-the-Sea
Building Safety Division
Standard Operating Guidance (SOG)

19- 11 Code Citations on Plans and Code Access

Background

The City of Carmel-by-the-Sea, Building Safety Division is responsible for enforcing the State Building Standards Code (CCR Title 24 and referenced standards therein), as amended by the City under Title 15 of the Carmel Municipal Code (CMC). All submittals for building, plumbing, electrical, mechanical or fire protection systems must demonstrate general conformance with the current edition of CCR Title 24 and CMC Title 15 prior to approval. This SOG is intended to expedite plan review and provide guidance on submitting code conforming plans.

Citations

California Code of Regulations, Title 24 – California Building Standards Code
Carmel Municipal Code, Title 15 – Buildings and Construction
2019 California Building Code, Sec. 107.3 – Examination of Documents

Guidance

Citations on Plans

The plan review services provided by the City of Carmel-by-the-Sea are intended to assure that the plans and other construction documents submitted in an application for a construction permit from the City are in general conformance with the CA Code of Regulations Title 24 (CA Building Standards Code - CBSC) as adopted by under Title 15 of the Carmel Municipal Code. It is the applicant's responsibility to assure that all plans and construction documents demonstrate such compliance prior to submittal. Plans are often submitted that contain notes citing various code sections by reference in-lieu of providing explicit code language on the plans or detailing related drawings and/or specifications in the construction documents. Frequently, such plans are submitted on which the designer has failed to update code citations to reflect the current edition of the CBSC. Inaccurate citations are an inconvenience to both review staff and contractors who depend on the referenced code sections for direction on construction requirements. Inaccurate citations including outdated section call-outs and out of date code references will therefore be sent back to the applicant for correction with no further review, extending the review and approval time for the permit.

2019 Code Compliance

Beginning January 1, 2020, the 2019 ed. of the CA Building Standards Code (CBSC) goes into effect statewide. As of January 1, all plans shall demonstrate through illustration or code citation the requirements of the 2019 CBSC. Failure to provide accurate code references and citations shall be cause for the plans to be rejected as incomplete. ***The building official reserves the right to require that designers provide detailed illustrations and complete code language in any plans submitted bearing out-of-date code citations or references.***

Code Access

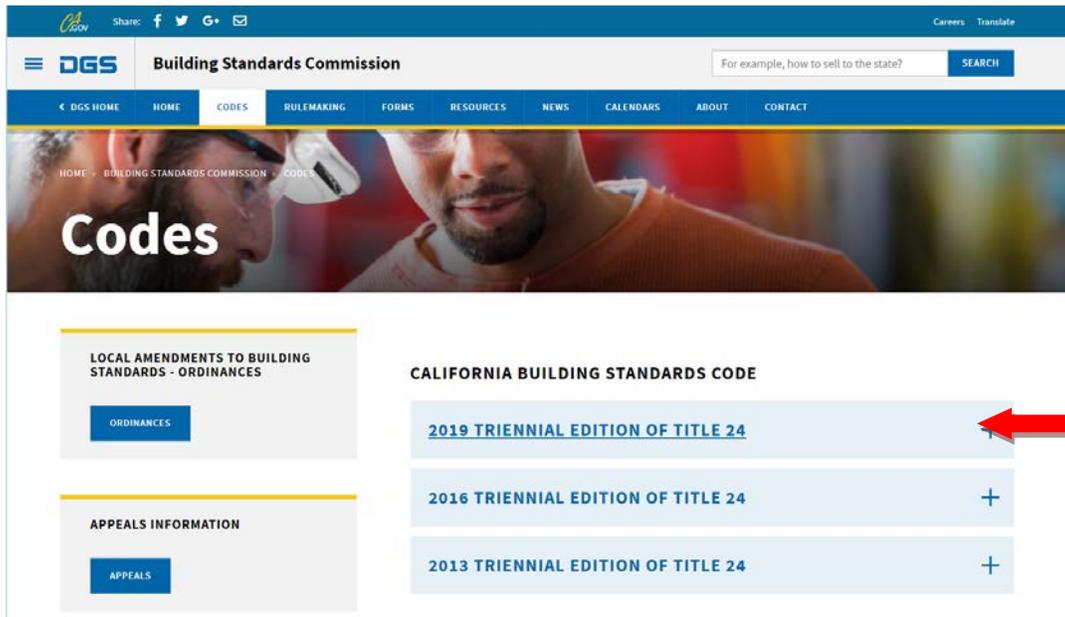
Many times, plan review and inspection staff are told by both designers and contractors that they do not

own code books and do not reference them while performing their work. Providing accurate code citations on plans does little good when the contractor does not have access to the referenced code sections. The State has recognized this issue and has provided free, on-line access to the adopted CA Building Standards Code including. The full set of California Codes may be accessed by computer or smart phone at:

- **Part 1. California Administrative Code:**
https://codes.iccsafe.org/content/document/652?site_type=public
- **Part 2. California Building Code**
 - **Volume 1 (Chapters 1 – 15):**
https://codes.iccsafe.org/content/document/1006?site_type=public
 - **Volume 2 (Chapters 16-34):**
https://codes.iccsafe.org/content/document/1007?site_type=public
- **Part 2.5. California Residential Code:**
https://codes.iccsafe.org/content/document/1005?site_type=public
- **Part 3. California Electrical Code:** <https://www.nfpa.org/codes-and-standards/all-codes-and-standards/codes-and-standards/free-access?mode=view>
- **Part 4. California Mechanical Code:** <http://epubs.iapmo.org/2016/CMC/mobile/index.html#p=1>
- **Part 5. California Plumbing Code:** <http://epubs.iapmo.org/2016/CPC/mobile/index.html#p=1>
- **Part 6. California Energy Code:** https://codes.iccsafe.org/content/document/659?site_type=public
- **Part 7(reserved)**
- **Part 8. California Historical Building Code:**
https://codes.iccsafe.org/content/document/664?site_type=public
- **Part 9. California Fire Code:** https://codes.iccsafe.org/content/document/1004?site_type=public
- **Part 10. California Existing Building Code:**
https://codes.iccsafe.org/content/document/932?site_type=public
- **Part 11. California Green Building Standards Code (aka CalGreen Code):**
https://codes.iccsafe.org/content/document/658?site_type=public
- **Part 12. California Referenced Standards Code:**
https://codes.iccsafe.org/content/document/665?site_type=public

Users may also access the full set of codes on the CA Dept. of General Services web site at:
<https://www.dgs.ca.gov/BSC/Codes>

To access the codes from the DGS web site, click on the appropriate box on the landing page:



From the next page click on the desired code



You'll be automatically redirected to the specific code publisher's site for the desired code. From there you can select the desired chapter from the menu on the left or by paging through the electronic book provided depending on the code selected.

2016 CALIFORNIA BUILDING CODE, PART 2, VOLUME 1 - INCLUDES SEPTEMBER 2017 ERRATA

COVER
TITLE PAGE
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PREFACE
ACKNOWLEDGEMENTS
CALIFORNIA CODE OF REGULATIONS
TITLE 24 CALIFORNIA AGENCY INFORMATION CONTACT LIST
HOW TO DISTINGUISH BETWEEN MODEL CODE LANGUAGE AND CALIFORNIA AMENDMENTS
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CHAPTER 3 - USE AND OCCUPANCY

2016 California Building Code, Part 2, Volume 1 - Includes Supplement July 1, 2018 (Supplement Printing: Jul 2018)

2016 CA Building Code, Part 2, Volume 1 includes Emergency Supplement December 2017 (Emergency Supplement Printing: Dec 2017)

2016 California Building Code, Part 2, Volume 1 - includes January 2017 Errata (Errata Printing: Jan 2017)

2016 California Building Code, Part 2, Volume 1 - includes January 30 2017 Emergency Supplement (Emergency Supplement Printing: Jan 2017)

2016 California Building Code, Part 2, Volume 1 - includes September 2017 Errata (Currently Being Viewed) (Errata Printing: Dec 2016)

2016 California Building Code, Part 2, Volume 1 (Print Printing: Jul 2016)



Finally, the City has made a number of local amendments to the CA Building Standards Code which are adopted by the City Council to address local issues and development standards. Title 15, Buildings and Construction provides the pertinent amendments including requirements for fire code compliance, flood plain regulations, and property nuisances. Title 15 may be accessed electronically at: <https://www.codepublishing.com/CA/CarmelbytheSea/> . Click on Title 15 from the left hand menu then click on the desired section.

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CARMEL-BY-THE-SEA MUNICIPAL CODE
A Codification of the General Ordinances of the City of Carmel-by-the-Sea, California
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