

Table 1-2 – Building Types Covered by the Low-Rise Residential and Nonresidential Standards

Low-Rise Residential Standards (covered in this compliance manual)	Nonresidential Standards (covered by Nonresidential Compliance Manual)
All low-rise residential occupancies including single family homes, duplexes, garden apartments and other housing types with three or fewer habitable stories.	All nonresidential CBC occupancies (Group A, B, E, F, H, M, S, or U), as well as high-rise residential (Groups R-1 and R-2 with four or more habitable stories), and all hotel and motel occupancies. Note: U occupancies may be either Residential or Nonresidential.
<p>Includes:</p> <ul style="list-style-type: none"> • All single family dwellings of any number of stories (Group R-3) • All duplex (two-dwelling) buildings of any number of stories (Group R-3) • All multifamily buildings with three or fewer habitable stories (Groups R-1 and R-2) • Additions and alterations to all of the above buildings. • Lighting requirements for living quarters in high-rise multifamily buildings (over 3 stories) and water heating requirements for high rise multifamily buildings (over 3 stories) 	<p>Includes:</p> <ul style="list-style-type: none"> • Offices • Retail and wholesale stores • Grocery stores • Restaurants • Assembly and conference areas • Industrial work buildings • Commercial or industrial storage • Schools and churches • Theaters • Hotels and motels • Apartment and multifamily buildings with four or more habitable stories (envelope and HVAC requirements in all areas; and lighting in common areas) • Long-term care facilities (group R-2) with four or more habitable stories • Dormitories or other congregate residences, or any building with dormitory-style sleeping quarters, with six or more “guest rooms” • Residential garages for 8 or more vehicles • Residential carports and parking lots for 8 or more vehicles per site • Sheds greater than 1000 square feet • Agricultural buildings greater than 2500 square feet

1.5.2 Historical Buildings

Exception 1 to §100(a)

Exception 1 to §100(a) states that qualified historic buildings, as regulated in the California Historical Building Code Title 24, Part 8 or California Building Code, Title 24, Part 2, Volume I, Chapter 34, Division II are not covered by the Building Energy Efficiency Standards. §146 (a) 3 clarifies that lighting systems in qualified historic buildings are exempt from the lighting power allowances only if they consist solely of historic lighting components or replicas of historic lighting components. If lighting systems in qualified historic buildings contain some historic lighting components or replicas of historic components, combined with other lighting components, only those historic or historic replica components are exempt. All other lighting systems in qualified historic buildings must comply with the Building Energy Efficiency Standards.

The California Historical Building Code (CHBC) Section 102.1.1 specifies that all non-historical additions must comply with the regular code for new construction, including the Building Energy Efficiency Standards. CHBC Section 901.5 specifies that when new or replacement mechanical, plumbing, and electrical (including lighting) equipment or appliances are added to historic buildings they should comply with the Building Energy Efficiency Standards, including the Appliance Efficiency Regulations.

The California State Historical Building Safety Board has final authority in interpreting the requirements of the CHBC and determining to what extent the requirements of the Building Energy Efficiency Standards apply to new and replacement equipment and other alterations to qualified historic buildings. It should be noted that in enacting the State Historical Building Code legislation, one of the intents of the Legislature was to encourage energy conservation in alterations to historic buildings (Health and Safety Code Section 18951).

Additional information about the CHBC can be found on the following web site:

<http://www.dsa.dgs.ca.gov/SHBSB/default.htm>

Or, contact the SHBSB at (916) 445-7627.

Example 1-1

Question

Are additions to historical buildings also exempt?



Answer

If the addition adjoins the qualified historic building, then the enforcement agency at his discretion may exempt those measures, which he determines could damage the historic value of the building. However, “additions which are structurally separated” from the historical building are not exempt from the Energy Efficiency Standards and must comply with building codes including Historical Building Code, Title 24, Part 8, Section 8-704.

Example 1-2

Question

A sunspace addition is designed with no mechanical heating or cooling and a glass sliding door separating it from all existing conditioned space. Under what conditions will the Standards not apply to this addition?