



BUILDING & SAFETY DIVISION

IMPORTANT INFORMATION ABOUT THE NEW 2019 CALIFORNIA BUILDING STANDARDS CODES

California has recently adopted a new series of Building Standards Codes and they are now available for purchase. **All local jurisdictions will be required to enforce these new codes starting in January 2020.**

The following is a list of the new Building Standards Codes, reference document and a summary of the significant changes. **All projects submitted for permit application on or after January 1, 2020, will need to show complete conformance to these new codes.** Project review, approval, and permit issuance may be slowed or rejected if they do conform to these new standards.

The following codes and references are the minimum now necessary for design and construction. Additional codes, references, reports and other State or Local laws may be applicable depending on the project design requirements and local conditions.

2019 CALIFORNIA CODES
California Building Code, Vols 1 & 2
California Residential Code
California Electrical Code
California Mechanical Code
California Plumbing Code
California Energy Code
California Historical Building Code
California Fire Code
California Existing Building Code
California Green Building Code
California Reference Standards Code

General information about the code development and adoption process may be found at the **California Building Standards Commission** website at: www.bsc.ca.gov/default.htm .

General purchase information may be found at the **International Code Council** website at: www.iccsafe.org/ca2010

Code Change Deadlines That May Impact Your Permit

The new 2019 California Building Standards Code (Title 24 of the California Code of Regulations) was published and will take effect on January 1, 2020. For your project to be reviewed under the current 2016 Building Code, your project will have to be submitted, by the deadlines below. Beat the rush and submit early!

The City of Rancho Cordova offices will be closed November 11th, November 28th and 29th, and the week of December 23rd through the 27th.

If you are planning on a January submission, be advised that the 2019 Building Codes will apply to all new permit applications.

Important Dates:

Mid-October 2019 – First Day to Submit Plans for 2019 Building Code Updates

December 31, 2019 – Last Day to Submit Plans for Review Under the 2016 Building Code

January 1, 2020 – 2019 California Building Codes Apply to New Permit Applications

Important Information for Permit Application Submittals

- **Expiration of Building Permit Application:** Under current Code, permit applications expire 180 days after the date of filing *unless* the permit has been issued; Permit application may be extended before to expiration for a period not exceeding 180 days upon written request. The extension shall be requested in writing **before** expiration and explain how circumstances beyond the control of the permittee have prevented action from being taken. If the building permit has not been issued before expiration, a new application must be filed under the currently enforced Building Code.
- **Expiration of Building Permit:** Under current State Law, building permits expire 365 business days *after issuance* of the building permit unless work has commenced. If work has commenced, permits have 365 business days to pass final inspection. If more than 180 calendar days lapse between required inspections, the permit may be deemed expired or abandoned, and a new permit, issued under the currently enforced Building Code will be required. A one-time extension of 180 calendar days may be granted if requested **before** the permit expiration. The extension shall be requested in writing and explain how circumstances beyond the control of the permittee have prevented action from being taken.

Important Deadlines for Home Builders

As we approach the 2019 Building Code change, please take note and be advised of the end of the year deadlines. To ensure your permits are processed smoothly, please help us and submit your applications early, and make sure the submittals are complete!

Keep in mind that the City of Rancho Cordova will be closed November 11th, November 28th and 29th, and the week of December 23rd through the 27th.

Important Dates:

Mid-October 2019 – First Day to Submit Master Plans for 2019 Building Code Updates

December 31, 2019 – Last Day to Submit Plans for Review Under the 2016 Building Code

This is the City's policy concerning Master Plans and Production Home Permits for the upcoming Code change effective January 1, 2020:

- **Master Plan Review:** Master Plans may be submitted for compliance with the 2019 Code cycle beginning in Mid-October. Any Production Home permits submitted after December 30th will not be issued unless the corresponding Master Plans have been approved for the 2019 Codes.
- **Production Homes:** Applications for Production Home permits submitted on or before December 30, 2019, may remain valid under the current code if the application and permit do not expire. Applications for Production Home permits made *after* January 1, 2020, will not be accepted unless Master Plans are approved for compliance with the 2019 Code cycle.
- **Expiration of Building Permit Application:** Under current Code, permit applications expire 180 days after the date of filing *unless* the permit has been issued; Permit application may be extended prior to expiration for a period not exceeding 180 days upon written request. The extension shall be requested in writing **before** expiration and explain how circumstances beyond the control of the permittee have prevented action from being taken. If the building permit has not been issued before expiration, a new application must be filed under the currently enforced Building Code.
- **Expiration of Building Permit:** Under current State Law, building permits expire 365 business days *after issuance* of the building permit unless work has commenced. If work has commenced, Production Home permits have 365 business days to pass final inspection. If more than 180 calendar days lapse between required inspections, the permit may be deemed expired or abandoned, and a new permit, issued under the currently enforced Building Code will be required. A one-time extension of 180 calendar days may be granted if requested **before** the permit expiration. The extension shall be requested in writing and explain how circumstances beyond the control of the permittee have prevented action from being taken. The permit expiration period for Model Home permits doesn't begin until the home is converted back for sale, and any sales office or commercial uses are removed.