



THE FOLLOWING IS A GUIDELINE WHEN PLAN CHECKING & PERMITTING FIRE DAMAGE REPAIR/RESTORATION/REPLACEMENT.

2019 California Existing Building Code Part 10 Chapters 3 thru 5A & Appendix A

REFER TO THE CHAPTER FOR SPECIFIC INFORMATION AND DETAILS.

- **STRUCTURAL EVALUATION. 405** Where substantial structural damage exists to the vertical and/or lateral elements, the building shall be evaluated by a registered design professional and the findings submitted to the Building Official. Less than substantial structural damage, the damaged elements shall be permitted to be restored to their predamage condition.
- **REQUIRED PLAN INFORMATION. A406**
Include all construction information including results of engineering investigation and design if required. The plans shall contain a note that the plans are in compliance with Chapter A406 of the California Existing Building Code for R-1,R-2.
- **EXISTING MATERIALS. 302.4**
Materials already in use in a building in compliance at the time of their construction shall be permitted to remain in use unless determined by the Building Official to be unsafe. (required GFCI receptacles, hard wired smoke detectors)
- **NEW AND REPLACEMENT MATERIAL. 302.5**
Like materials shall be permitted for repairs and alterations provided unsafe conditions are not created. Alterations shall be no less conforming to the code than the existing building or structure was and does not become or continue to be a substandard building.
- **LIKE MATERIALS. 302.5**
Shall be permitted for repairs and alterations, provided not hazardous to life, health or property. Hazardous materials shall not be used where current code for new construction does not permit. (paints, glues, etc..)
- **REPAIR OF NON-DAMAGED COMPONENTS. 405.2.1**
Work on non-damaged components that is necessary for the required repair of damaged components shall be considered part of the repair and *shall not* be subject to the requirements for alterations.(electrical panels, AC, FAU)
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- **STAIRS. Section 506.3 & 301.3 Exc.**
Shall not be required to comply with current code where space does not allow a reduction in pitch or slope.
- **HANDRAILS.**
Shall not be required to comply regarding full extension of the handrails where it would be hazardous.
- **RAMPS. 4305.8.5**
Slopes steeper than allowed but necessitated by space shall comply with Table 305.8.5
- **GLASS/WINDOWS. 402A,505.3** Replacement of glass shall be as required for new installations.(*U-factor & Safety Glazing*) Escape windows equal or greater window opening area.
- **EMERGENCY ESCAPE WINDOWS. 406.3**
Shall be exempt from height & size requirements provided replacement equal or greater opening area.
- **TOILETS. 408A.2** shall be 1.28 gallons
- **SMOKE AND CARBON ALARMS. 503.14** Required.
- **ACCESSIBILITY. See 305 (Not Adopted by HCD)**
- **STRENGTHENING. A304** Structural weaknesses shall be strengthened. (sills, studs, sheathing, insects, rot, fungus)
- **FOUNDATIONS. See A304.2**
- **SILL PLATES/SILL PLATE ANCHORAGE. See A304.2.6**
- **CONSTRUCTION MATERIALS. 302.5** New materials shall meet the requirements of the CBC.