

Effective January 1, 2020

Q: When will the new 2019 California Building Standards Codes (California Building Codes or CBC) be effective?

A: January 1, 2020.

Q: Why did the codes change?

A: In compliance with State law, the California Building Standards Code is revised and updated every three (3) years. The newest edition of the California Building Standards Code is the 2019 edition which will be effective on January 1, 2020. The City of Gilroy is required by state law to enforce the new code.

Q: Will all California cities and counties be enforcing the same codes?

A: Yes. By state law, all building codes adopted by the state will be effective on the local level on January 1, 2020. Every city and county will have to enforce the state-adopted codes. In addition, most jurisdictions may have local amendments and ordinances to amend the 2019 California Building Standards Code. A copy of the Gilroy code amendment to the 2019 CBC will be available at the Building & Safety Division Counter and at the following link when it is available: <http://www.cityofgilroy.org/209/Building-Safety-Division>.

Q: If I submit documents for a building permit by December 31, 2019, can I still use the current 2017 California Building Code?

A: Yes. If the submittal date is on January 1, 2020 or thereafter, then you will have to comply with the new 2019 codes.

Q: What are the new codes that we have to comply with starting on January 1, 2020?

A: 2019 California Building Code (CBC), based on the 2018 International Building Code (IBC); 2019 California Residential Code (CRC), based on the 2018 International Residential Code (IRC); 2019 California Mechanical Code (CMC), based on the 2018 Uniform Mechanical Code (UMC); 2019 California Plumbing Code (CPC), based on the 2018 Uniform Plumbing Code (UPC); 2019 California Electrical Code (CEC), based on the 2017 National Electrical Code (NEC); 2019 California Energy Code; 2019 California Fire Code (CFC), based on the 2018 International Fire Code; 2019 California Green Building Code (CAL Green); 2019 California Historical Building Code; 2019 California Existing Building Code; 2018 International Existing Building Code; and 2018 International Property Maintenance Code.

Q: What happens to my application currently being reviewed for a building Permit?

A: If the permit application for the building permit(s) was submitted prior to January 1, 2020 the plan check will be done based on the 2016 California Building Codes.

Q: What if my building permit issued under the 2016 California Building Code expired?

A: The building official may extend the permit as allowed in the Administrative Code. Please contact the Building Official for additional information.

Q: Are applications in the system being reviewed by Planning grandfathered to the 2016 code?

A: No, only building permit application submitted for construction by December 31, 2019 is allowed to continue with the 2016 codes, not entitlement/Planning applications. Refer to the California Health & Safety Code Section 18938.5.

Q: Where can I purchase the new codes?

A: ICC's bookstore at <https://www.iccsafe.org/> or many other vendors available on the web.

Q: How can I get training for the new codes?

A: You can check the available training calendars from these organizations:

ICC (<https://learn.iccsafe.org/ihtml/application/student/interface.icc/index.htm>)

ICC Monterey Chapter (<http://www.iccmontereybay.org/>)

ICC East Bay Chapter (<http://www.eastbayicc.org/>)

ICC Peninsula Chapter (<http://www.iccpeninsula.org/>)
CALBO (<https://www.calbo.org/>)
IAPMO (<http://www.iapmo.org/Pages/IAPMOgroup.aspx>)

- Q: Can a project that is submitted for plan check to the building department prior to January 1, 2020 be reviewed for compliance with the new 2019 California Building Standards Code?**
- A:** The Building Division will consider requests by an applicant, on a case-by-case basis for projects submitted for plan check to voluntarily utilize the new 2019 California Building Codes in lieu of the 2016 California Building Codes.
- Q: Can specific sections and/or parts from both the old code and the new code be used in the design and construction of a building or structure?**
- A:** Sections and/or parts from different editions of the codes typically cannot be intermixed unless approved by the Building Official. Contact the Building Department for assistance in regards to your project.
- Q: If my project was permitted under the “old” 2016 California Building Codes and I need to revise my approved plans, which edition of the codes will be applicable?**
- A:** It depends on the type of revisions being proposed. A simple minor clarification will not necessitate the need to revise the plans to comply with the new 2019 California Building Codes. A major change and/or addition to a project will need to comply with the new 2019 California Building Code. Each unique case will need to be reviewed by the building department to determine which edition of the California Building Code the revisions must comply with.
- Q: If I applied for a building permit prior to January 1, 2020, when will my building permit application expire?**
- A:** Applications for building permit (plan check process) for which a permit is not issued within 180 days following the date of initial submission shall expire by limitation and become null and void. The building official may extend the time for action by the applicant for a period not to exceed 180 days on request by the applicant showing circumstances beyond control of the applicant that prevented action from being taken.
- Q: How can I find out what the changes are from the old code to the new code?**
- A:** Training classes/seminars and code change analyses are available by various professional organizations: www.iccsafe.org, www.iapmo.org; www.calbo.org, or contact the Building & Safety Division for assistance.