



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

2016 California Existing Building Code Part 10 Chapter 4

REFER TO THE CHAPTER FOR SPECIFIC INFORMATION AND DETAILS.

- **EVALUATION. 404.2.1** 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.
- **REQUIRED PLAN INFORMATION. A406**
Include all construction information including results of engineering investigation and design. The plans shall contain a note that the plans are in compliance with Appendix Chapter A4 of the California Existing Building Code.
- **ORIGINAL MATERIALS. 403.1.1**
Replacement of original materials shall be permitted provided, the building or structure complied with code at the time of original construction, and does not become or continue to be substandard.
- **ALTERATIONS. 403.1**
Alterations shall be no less conforming to the code than the existing building or structure was. (stairs, handrails, etc..)
- **LIKE MATERIALS. 401.2.2**
Shall be permitted for repairs and alterations, provided no hazard to life, health or property. Hazardous materials shall not be used where current code does not permit. (paints, glues, etc..)
- **EXISTING MATERIALS. 401.2.1**
Materials in use approved at the time of original construction shall be permitted to remain unless determined unsafe by the Building Official. (required GFCI receptacles, hard wired smoke detectors)
- **NON-DAMAGED COMPONENTS. 404.1**
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)
- **STAIRS. Section 407.3**
Shall not be required to comply with current code where space does not allow a reduction in pitch or slope.
- **HANDRAILS. Section 403**
Shall not be required to comply regarding full extension of the handrails where it would be hazardous.
- **RAMPS. 410.8.5 & Table 410.8.5**
Slopes steeper than allowed but necessitated by space shall comply with Table 410.8.5
- **GLASS/WINDOWS. 406** Replacement of glass shall be as required for new installations.
- **EMERGENCY ESCAPE WINDOWS. 406.3**
Shall be exempt from height & size requirements provided replacement equal or greater opening area.
- **ACCESSIBILITY. See 410**
- **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. A405** New materials shall meet the requirements of the CBC.