

# Beware of Cost Increases Resulting From New Building Code

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Effective January 31, 2008, all building and remodeling plans submitted for plan check to the appropriate state, county or local agency must comply with the new 2007 California Building Standards Code (CBSC) located in Title 24 of the California Code of Regulations. The CBSC incorporates the following:

- International Code Council's International Building Code and International Fire Code
- International Association of Plumbing and Mechanical Officials' Uniform Plumbing Code and Uniform Mechanical Code
- National Fire Protection Association's National Electrical Code

with amendments and updates to each.

The CBSC applies to all occupancies in California and overrides any local ordinances, rules or regulations to the contrary. Local jurisdictions may amend their codes and regulations to make them more restrictive, but they must at least comply with the CBSC. After the January 31, 2008 effective date of the CBSC, local jurisdictions have 30 days to implement the new standards. This will apply for all newly filed plans and any plans that are substantially revised or changed after that date to add square footage or enlarge or change the scope or use of the project.

The cost of construction will likely increase substantially resulting from the adoption of these new standards. However, the CBSC makes the architect primarily liable for any failure of the plans to comply with all applicable governmental laws, codes, ordinances and regulations at no cost to the owner or developer.