



DEPARTMENT OF PLANNING AND BUILDING
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ADDITIONS, ALTERATIONS, REPAIRS IN THE WILDLAND URBAN INTERFACE (WUI)

BUILDING BUREAU CODE BULLETIN	No.: 24-001
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THE FOLLOWING CODE RECITATIONS AND SUPPLEMENTAL EXAMPLES MAY BE APPLIED TO ADDITIONS, ALTERATIONS, AND REPAIRS OF STRUCTURES IN THE WUI:

CBC 701A.3.1 & CRC R337.1.3.1 Application Date and Where Required:

New buildings for which an application for a building permit is submitted on or after July 1, 2008, located in any Fire Hazard Severity Zone or Wildland Interface Fire Area shall comply with all sections of this chapter...

ADDITIONS - CEBC 502.1 General

DEFINITION - ADDITION - An extension or increase in floor area, number of stories, or height of a building or structure.

[BSC & HCD] Additions to any building or structure shall comply with the requirements of the California Building Code or California Residential Code, as applicable, **for new construction**. Alterations to the existing building or structure shall be made to ensure that the existing building or structure together with the addition are not less complying with the provisions of the California Building Code than the existing building or structure was prior to the addition.

ADDITIONS in the WUI, per CEBC 502.1, are addressed as **new construction** and subject to the provisions of CBC Chapter 7A or CRC R337, as applicable.

Example: A 250 sf addition is proposed to a single-family dwelling (constructed prior to July 1, 2008) in the WUI. As an addition, all requirements of the addition for new construction apply. No requirements of the existing structure (built prior to July 1, 2008) shall be applied unless the addition causes some aspect of the existing structure to fall further out of compliance with the code for new construction.

ALTERATIONS – CEBC 503.1 General

DEFINITION - ALTERATION - Any construction or renovation to an existing structure other than a repair or addition.

Alterations to any building or structure shall comply with the requirements of the California Building Code or California Residential Code, as applicable, **for new construction**. Alterations shall be such that the existing building or structure is not less complying with the provisions of the California Building Code or California Residential Code, as applicable, than the existing building or structure was prior to the alteration.

ALTERATIONS in the WUI, per CEBC 503.1, are addressed as **new construction** and subject to the provisions of CBC Chapter 7A or CRC R337, as applicable.

Example: When a new opening is created, or an existing opening is altered, to install a window in a Single-Family Dwelling (constructed before July 1, 2008) in the WUI, the opening shall be considered an alteration and shall be treated as new construction.

As such, the window shall be multipaned and shall have at least one pane of tempered glazing in addition to other code requirements (e.g., for energy code requirements and hazardous locations).

REPAIRS – CEBC 402.3 New and Replacement Materials

DEFINITION - REPAIR - The **reconstruction, replacement or renewal** of any part of an existing building for the purpose of its maintenance or to correct damage.

[HCD 1 & HCD 2] New and replacement materials used for repairs shall comply with **[CEBC] Section 302.4**.

CEBC 302.4 New and Replacement Materials

...Like materials shall be permitted for repairs and alterations, provided that unsafe conditions are not created. Hazardous materials shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location. [HCD 1] ***Local ordinances or regulations shall permit the replacement, retention and extension of original materials, and the use of original methods of construction, for any building or accessory structure, provided such building or structure complied with the building code provisions in effect at the time of original construction and the building or accessory structure does not become or continue to be a substandard building.***

REPAIRS – New and Replacement materials in the WUI may be of “like materials” of the existing structure. Structures regulated by HCD 1 (e.g., dwellings) are allowed the use of original materials and methods of construction (i.e., “Replace-in-Kind”)

*Example: A window in a home located in the WUI (constructed prior to July 1, 2008) is being **replaced**. As a repair, it may be replaced “in-kind”. In the case where the original window was non-tempered, it may be replaced with a non-tempered window although for fire safety it is highly recommended to use multipaned glazing with at least one pane of tempered glazing, when possible, in the WUI. Note that window replacement is considered an alteration per the Energy Code and must follow the alteration provisions for required U-Value and SHGC.*



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