

2018 Adopted Codes, Standards, and Guidelines

August 2022

Presidio Trust Permitting Office

CODE AREA	ADOPTED CODE
Building	2018 IBC - International Building Code (incl Appendix G-Flood Resistant Construction) 2018 IEBC - International Existing Building Code 2018 IRC - International Residential Code
Electrical	2017 NEC – National Electrical Code (NFPA 70) ¹
Mechanical	2018 IMC - International Mechanical Code
Plumbing	2018 IPC - International Plumbing Code
Gas	2018 IGC – International Gas Code
Accessibility ²	<u>Residential</u> 2018 IRC UFAS (Uniform Federal Accessibility Standards) ³ Fair Housing Act (For new construction of multiple dwellings of four or more units) <u>Non-residential and Outdoor Developed Areas</u> ⁴ ABA Standards of GSA, 41 CFR part 102-76, Subpart C (sections 102–76.60- 76.95), including the 2004 ABA Accessibility Guidelines <u>Streets, sidewalks, and other areas in the public right of way</u> Guidance until final guidelines are issued: Access Board’s Proposed Public Rights of Way Accessibility Guidelines, July 26, 2011 ⁵ Use Access Board’s final guidelines when issued
Energy Conservation	2018 IECC – International Energy Conservation Code; California Energy Code, 2019 CCR, Title 24, part 6
Fire Prevention	2018 IBC and IFC; 2015 NFPA 1 - Fire Code and other current edition NFPA codes applicable to the project
Fire and Life Safety	2018 NFPA 101 Life Safety Code and other NFPA codes applicable to the project
Historical Building	2019 California State Historical Building Code, CCR Title 24, part 8
Sustainability	Minimum Levels: LEED Silver Certification for existing and historic buildings; LEED Gold for new construction and major renovations. Residential: CALGreen CCR T-24, part 11 section 4
<i>Pools, Water Features</i>	CDC authored Model Aquatic Health Code (MAHC), 3 rd Edition, 2018
<i>Food Service</i>	FDA authored U.S. Food and Drug Administration (FDA) Food Code 2017, and as subsequently supplemented or revised
<i>Seismic Safety</i>	<i>Standards of Seismic Safety for Existing Federally Owned and Leased Buildings (RP-8, 2016), Interagency Committee on Seismic Safety in Construction⁷ led by NIST</i>
Elevator Installation	2018 IBC and ASME A17.1

FOOTNOTES 1-6

¹ The National Electrical Code is recognized by the International Code Council (ICC).

² Provided that where the California State Historical Building Code or the International Existing Building Code allows for an exception that is not available under the International Building Code, such exceptions shall remain available for building activity in Area B so long as the exceptions are not inconsistent with federal law.

³ In the event of conflicting provisions between the UFAS and the IBC/IRC, the provision that provides the greater accessibility shall apply

⁴ Outdoor Developed Areas include trails, camping or picnic facilities, viewing areas, beach access routes. The ABA Standards have not changed from 2013 except to the extent that AGODA has been subsumed into the ABA Standards

⁵

https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKewiFxb64l6fuAhUJo1kKHcCSCBUQFjAAegQIAxAC&url=https%3A%2F%2Fwww.adainfo.org%2Fsite%2Fdefault%2Ffiles%2F1.4-Public-Rights-of-Way-2-slides-per-page.pdf&usg=AOvVaw2yt6ez6_mKRRdI92Vz7LZV

⁶ This adoption is to comply with Executive Order 13717, *Establishing a Federal Earthquake Risk Management Standard*, issued February 2, 2016.

For project specific codes, information, and guidelines, contact the Presidio Trust Permitting Office, 415-589-0084.

For Photovoltaic (PV) systems please refer to the 2018 Solar Photovoltaic Installation Guideline issued by the Office of the State Fire Marshal.

When to Apply Current or Former Codes

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FOR PROJECTS IN VARIOUS STAGES OF DEVELOPMENT

Formerly adopted codes shall be used under these conditions:

1. Projects that have commenced the Trust Design Review process prior to the effective date of the new codes are to continue using the former set of codes unless the tenant/developer desires to use the new set and the Trust agrees to same in writing. (Note: a change in specified codes may require a modification to an existing letter of intent, DA or lease).
2. Trust-developed projects that have commenced the Design Review process prior to the effective date shall continue to use the former codes unless mutually agreed between the Trust and the A/E.

Currently adopted codes shall be used under these conditions:

3. For projects in pre-development (or in earlier stages of design development) without an executed letter of intent, lease agreement, or which have not started the Trust Design Review process, the new set of codes shall be used.
4. For Trust-developed projects which have yet to begin design, the new set of approved codes shall be used.