

WHAT'S NEW FOR 2022

The 2022 California Building Standards Code has arrived! The City of La Quinta has compiled the following list to provide owners, contractors, and other customers with a general overview of several notable changes in the 2022 California Codes that will apply to single family dwellings. Please note that these requirements and compliance with the 2022 code cycle will apply to all projects in which the permit application was submitted on or after January 1, 2023.

New "Aging in Place" Requirements:

- Wood blocking must now be installed in walls for future grab bar installation at toilets, showers and bathtubs in a minimum of one bathroom on the entry level of the dwelling (or on the 2nd/3rd floors if no bathroom is located on the 1st floor). (CRC R327.1.1)
- Beginning July 1, 2024, a minimum 32" wide entry door is required into at least one bedroom and one bathroom on the entry level of the dwelling (or on the 2nd/3rd floors if no bathroom is located on the 1st floor). (CRC R327.1.3)
- Doorbell buttons or controls, when installed, may not exceed 48 inches above the exterior floor or landing. (CRC R327.1.4)
- Electrical receptacle outlets, switches and controls (including thermostats and controls for heating, ventilation and air conditioning) intended to be used by occupants shall be located no more than 48 inches measured from the top of the outlet box and not less than 15 inches measured from the bottom of the outlet box above the finish floor. (CRC R327.1.2)

New Requirements for Future Energy Storage Systems:

Infrastructure and electrical equipment must now be installed to allow for easy installation of an Energy Storage System (home battery) should owners choose to install one at some point in the future. If the electrical service equipment is not specifically designed to accommodate an ESS and 60 Amp 4-circuit backup load panel, then a subpanel for the future backed up loads must be installed, with at least one circuit supplying the refrigerator, one lighting circuit near the primary egress, and at least one circuit supplying a sleeping room receptacle outlet. In addition, conduit and space for a future transfer switch must be provided and the service must be rated 225 Amps minimum. (CEnC 150.0(s))

New "Electric-Ready" Requirements for Gas & Propane Appliances:

Wherever gas or propane furnaces, cooktops or clothes dryers are installed, wiring for a dedicated 240V/30 Amp dedicated circuit shall be installed within 3 feet of the appliance. The blank cover shall be identified as "240V ready" and the main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker which shall be permanently marked "For Future 240V use." (CEnC 150.0(t,u,v))

New Lighting Requirements for Energy Efficiency:

- Walk-in closets have been added in addition to bathrooms, garages, laundry room and utility rooms as spaces requiring an occupancy/vacancy sensor with automatic-off functionality. (CEnC 10.0(k)(2)(E))
- All lighting in habitable spaces (i.e. living rooms, dining rooms, kitchens and bedrooms) must have readily accessible wall-mounted dimming controls (CEnC 10.0(k)(2)(F))

New Heat Pump Water Heater (HPWH) Ready Requirements:

A space at least 2.5 ft x 2.5 ft x 7 ft tall for a future heat pump water heater (HPWH) is required meeting either of the requirements below:

If the HPWH space is within 3 ft of the installed water heater, the following are required:

- A dedicated, 125-volt, 20-amp electrical receptacle that is connected to the electric panel with a 120/240-volt 3 conductor, 10-AWG copper branch circuit within 3 ft of the water heater
- Labeling both ends of the unused conductor "Spare" and isolating them electrically
- A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in above and label it "Future 240V Use"
- A condensate drain that is no more than 2 inches higher than the base allowing for natural draining

If the HPWH space is >3 ft from the installed water heater, the following are required:

- A dedicated, 240-volt branch circuit rated at 30 amps minimum installed within 3 ft of the space labeled as "240V ready"
- Reserved space in the main electrical service panel to allow for the installation of a double pole circuit breaker permanently labeled "For Future 240V use"
- Dedicated cold water supply to (or cold water supply running through) the HPWH space before it serves the installed water heater
- Hot water supply from the installed water heater that is routed to the HPWH space before serving any fixtures
- Hot and cold water supply that are exposed and readily accessible for future HPWH
- A condensate drain that is no more than 2 inches higher than the base allowing for natural draining (CEnC 150.0(n))

New Roof Deck Insulation Requirement for Energy Efficiency:

- All roof decks must now be insulated (either above or underneath sheathing), with an exception for when air handler and/or ducts are not installed in the attic (CEnC 150.0(a))

New Electrical Requirements:

- 240V receptacles in wet locations must now be provided with ground fault (GFCI) protection (CEC 210.8(A))
- Additional receptacles are now required at peninsular kitchen countertops depending on the size of the countertop (CEC 210.52(C)(2))
- All electrical services must now be provided with surge protection (CEC 230.67)
- Receptacles may no longer be installed within 3' horizontally of a bathtub rim or shower threshold. (CEC 406.9 (C))
- The requirement for providing tamper resistant receptacles has been extended to all receptacles in a dwelling, including in garages and accessory buildings (CEC 406.12(1))
- Required service receptacles for mechanical equipment must now be GFCI protected regardless of location (CEC 210.8(E))
- All outdoor outlets for dwellings (other than lighting outlets) including condensing units and other exterior HVAC equipment rated 50 amperes or less must now have GFCI protection (CEC 210.8(F))
- Arc fault protection requirements now apply even when the scope of work includes replacement of receptacles only (CEC 406.4(D)(4))
- All dishwasher circuits now require GFCI protection (CEC 422.5(A))
- All disconnects for electrical services must now be located outdoors and have specific wording applied to aid with emergency response (CEC 230.85)
- The code has been revised to clarify that the requirement to provide GFCI to all receptacles within 6ft of a sink includes receptacles inside cabinets (in areas such as kitchen and bathrooms). CEC 210.8

New Plumbing Requirements:

- A 3" waste line may now serve up to five (5) water closets (CPC Table 703.2 Footnote)
- All hot water piping must now be insulated to a thickness not less than the pipe diameter (i.e. 3/4" piping must have 3/4" thick insulation) (CPC 609.12.2)