



**City of Walnut Creek**  
**Development Review Services**  
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**Code Policy**  
**for Detached One- and Two-Family Dwellings and Townhouses under CRC Scope**

*Effective Date: Permit application date on or after April 1, 2013*

For detached one- and two-family dwellings and townhouses that are under the scope of the California Residential Code (CRC), the California Building Code (CBC) is considered by the City of Walnut Creek to be a pre-approved alternative to the CRC. In other words, either the CRC or the CBC may be used. The Code selected will apply to the plans, specifications and construction for that structure.

If the CBC is used, applicants need to indicate that on the plans, but do not need to submit a request for alternate materials, design and methods of construction. The City considers the CBC to be a pre-approved alternate to the CRC because the CBC meets the intent of the CRC and provides at least the equivalent of that prescribed in the CRC in quality, suitability, strength, effectiveness, fire resistance, durability and safety.

If the CRC is used, where the CRC specifically refers to the CBC, those CBC provisions need to be complied with (for example, CRC Section R308.5, R403.1.8, R905.10.3, etc.).

The CRC is a prescriptive-oriented code covering typical residential construction. Where the CRC lacks provisions for the uncommon aspects of residential construction or complex conditions, the CBC is relied upon for the provisions applicable to those situations.

If one Code is selected and certain provisions from the other Code are desired to be used, applicants need to submit documentation and substantiation. The request will be reviewed by the City on a case-by-case basis.

**Rationale:**

The CBC is based on the IBC, which applies to all buildings and structures. The CRC is based on the IRC. The intent of the IRC is to provide a stand-alone, prescriptive residential code that is consistent with the residential provisions in the existing model codes. The IRC provisions are based on and extracted from the IBC, IECC, IMC, IFGC, IPC and NEC. While California only adopted the building portion of the IRC into the CRC, the IBC/CBC residential provisions were the source for the IRC/CRC requirements. The IBC/CBC still contains those residential provisions. Therefore, the CBC may be used for the buildings under the scope of the CRC.

**Abbreviations**

IBC = International Building Code  
IRC = International Residential Code  
IECC = International Energy Conservation Code  
IMC = International Mechanical Code  
IFGC = International Fuel Gas Code  
IPC = International Plumbing Code  
NEC = National Electrical Code