



# Wood Frame Prescriptive Provisions for One-Story Residential Wood Construction



(2019 CRC w/ Burbank Amendments BMC 9-1)

The purpose of this Wood Frame Prescriptive Provisions (WFPP) Information Bulletin is to assist owners, builders and others to meet the general requirements and specifications prescribed in the 2019 California Residential Code (CRC) for building one- and two-family dwellings, townhouses, and attached or detached Accessory Dwelling Units (ADU's) not more than one story in height with light frame wood construction.

Light-frame wood frame construction is a type of construction where vertical and horizontal structural elements are primarily formed by a system of repetitive wood framing members. It is the least restrictive construction type permitted by the CRC. The WFPP Information Bulletin is for information and reference only and are not a substitute for accurate construction documents (i.e., drawings, plan specifications, etc.) prepared for each proposed construction project. Additional construction documents may be required when the scope of work exceeds the limits of light frame wood construction as prescribed by the CRC.

When portions of a building or structure are constructed of other than light frame wood construction, exceed the limits of this WFPP Information Bulletin, or as required by other local ordinances, these portions and the supporting load path shall be designed by a registered design professional licensed in the State of California. This WFPP Information Bulletin may not be suitable in all cases. Where the proposed construction is located on a site with slope steeper than 10% or has adverse soil conditions (e.g., expansive soil, liquefaction, flood hazard, etc.), a registered design professional licensed in the State of California should be consulted. The use of this WFPP Information Bulletin is permitted at the discretion of the Building Official on a case-by-case basis.

An automatic fire sprinkler system shall be installed in new one and two-family dwellings, and townhouses per CRC R313.2. Installation of a fire sprinkler system may also be required in additions and alterations, upon review from Burbank Fire Department.

All work must comply with the California Energy Code (CEC) requirements for the climate zone 9 for City of Burbank. Compliance Forms and Plans to be submitted.

For new construction and additions/alterations that increase the conditioned space, a minimum of 65-percent of construction and demolition waste shall be recycled or salvaged for reuse per 4.408.1 of the California Green Building Standards Code (CALGreen). Refer to Burbank Municipal Code for further requirements. For newly constructed one- or two- family dwellings with an attached private garage, provide accommodation for future installation and use of an electric vehicle charger per 4.106.4.1 of 2019 CALGreen Code.

It is the responsibility of the owner and/or builder to review the 2019 Existing Building Code to verify the minimum requirements for the structural strength, means of egress facilities, stability, sanitation, adequate lighting and ventilation and energy conservation requirements are met.