

West's Annotated California Codes [Currentness](#)

Health and Safety Code ([Refs & Annos](#))

Division 13. Housing ([Refs & Annos](#))

Part 3. Miscellaneous

▢ [Chapter 2. Earthquake Protection \(Refs & Annos\)](#)

→ [Article 1. Scope and Application](#)

→ **§ 19100. Exempt buildings**

This chapter does not apply to any of the following buildings:

- (a) Any building not intended primarily for occupancy by human beings and located entirely outside the limits of a city or city and county.
- (b) Any building designed and constructed for use exclusively as a dwelling by not more than two families and located entirely outside the limits of a city or city and county.
- (c) Any building designed and constructed primarily for use in housing poultry, livestock, hay, grain, or farm machinery and supplies, even though persons may work in, or may otherwise be present in, such building from time to time.
- (d) Any building under construction on and prior to May 26, 1933.
- (e) Any building in an unincorporated area and used for human habitation and of wood frame construction and not more than two stories in height, in which the span between bearing walls does not exceed twenty-four feet (24'), no room in which contains an area of more than one thousand square feet (1,000 sq. ft.), and which is located in a labor camp as defined in [Section 2410 of the Labor Code](#). [FN1]

[FN1] Repealed. See [Health and Safety Code § 17008](#).

§ 19101. Local construction standards

Any city, city and county, or county may establish by ordinance construction standards higher than those established by this chapter.

§ 19120. Enforcement agency in cities; building department defined

The building department of every city and city and county shall enforce this chapter within the city or city and county.

“Building department” means the department, bureau, or officer charged with the enforcement of laws or ordinances regulating the erection, construction, or alteration of buildings.

§ 19121. Enforcement officers in counties

The department, officer, or officers of a county who are charged with the enforcement of ordinances or laws regulating the erection, construction, or alteration of buildings shall enforce this chapter within the county but outside the territorial limits of any city.

§ 19122. Local designation of enforcement department or officer

Any city or county may, by ordinance, designate any department or officer, other than a department or officer mentioned in this chapter, to enforce all or any part of this chapter.

§ 19123. County enforcement in cities; county enforcement officer

In any city where there is no department or officer charged with or designated for the enforcement of this chapter, the appropriate department, officer, or officers of the county in which such city is located shall enforce this chapter.

In any county where there is no department or officer charged with or designated for the enforcement of this chapter, this chapter shall be enforced by the county engineer, if there is a county engineer, and if not, then by the county surveyor.

§ 19124. Division of codes and standards; enforcement powers; building permit fees

The Division of Codes and Standards of the Department of Housing and Community Development may enforce any provision of this chapter or any building standards published in the State Building Standards Code which it finds is being violated in a building hereafter constructed, after it has given the enforcement agency written notice of the violation and the enforcement agency has failed to secure correction of the violation within the following 10 days. In such cases where the division processes applications for building permits, the fees prescribed in this chapter shall be payable to the division.

§ 19130. Permit required

No person shall construct a building subject to this chapter unless he has obtained a written permit for that purpose from the appropriate enforcement agency.

§ 19131. Application; contents

Any person desiring a permit shall file an application therefor with the appropriate enforcement agency, which application shall contain:

- (a) The name and address of the applicant.
- (b) A detailed written statement of the work to be done.

§ 19132. Plans and specifications; fee

The applicant shall file with his application:

- (a) A complete set of the plans of the work proposed.
- (b) A set of specifications describing the materials to be used in the work.
- (c) The fee prescribed for filing an application for a building permit.

§ 19132.3. Fees; ordinance increasing fees

The governing body of any county or city, including a charter city, may adopt an ordinance prescribing fees for filing applications pursuant to this chapter, but the fees shall not exceed the amount reasonably required by the local enforcement agency to issue permits pursuant to this chapter, and shall not be levied for general revenue purposes. The fees shall be imposed pursuant to [Section 66016 of the Government Code](#). Where the Department of Housing and Community Development is the enforcement agency, the Commission of Housing and Community Development may establish a schedule of fees to pay the cost of administration and enforcement of this chapter. All rules and regulations promulgated by the commission under the authority of this part shall be promulgated pursuant to Chapter 3.5 (commencing with [Section 11340](#)) of [Part 1 of Division 3 of Title 2 of the Government Code](#).

§ 19132.5. Starting of work before issuance of permit; double fees

Where work for which a permit is required by this chapter is started or proceeded with prior to the obtaining of such permit, the fees prescribed in [Section 19132.3](#) shall be doubled. The payment of such double fee does not relieve any person from fully complying with the requirements of this chapter in the execution of the work.

§ 19132.7. Estimates of cost of work; account of fees received; deposit of fees

The enforcement agency shall determine the cost of the work to be done for which the applicant desires a permit, and shall be guided by approved estimating practices. The enforcement agency shall keep a permanent account of all fees received under this chapter, the names of the persons upon whose account the same were paid, the date and the amount thereof, and the location of the building or premises to which they relate. All fees received shall be paid into the treasury of the city or county.

§ 19132.9. Exemptions from fees

The United States, the State of California, school or other districts, counties and cities shall not be required to pay a fee for filing an application for a building permit pursuant to this chapter.

§ 19133. Examination of application and plans and specifications; issuance of permit

The enforcement agency shall examine the application, plans, and specifications filed with it by an applicant, and if it appears that the work to be done will not result in a violation of this chapter, shall approve them and issue a permit to the applicant.

§ 19134. Approval of changes

The enforcement agency may approve changes in any application, plans, or specifications previously approved by it.

§ 19135. Revocation of permit; grounds

The enforcement agency may revoke any permit if the permittee refuses, fails, or neglects to comply with any provision of this chapter, or if it finds that any false statement or misrepresentation was made in the application, plans, or specifications filed by the permittee.

§ 19136. Performance of work

The work authorized by a permit shall be performed only in accordance with the application, plans, and specifications filed by the permittee.

§ 19137. Effect of issuance

The issuance of a permit does not constitute approval of any violation of any provision of this chapter.

§ 19138. Buildings subject to State Housing Law; duplicate applications, plans and specifications and fees

In any case where a building subject to this chapter is also subject to any permit provisions of the rules and regulations promulgated pursuant to the provision of the State Housing Law, [FN1] it shall not be necessary to make duplicate filings of plans and specifications hereunder, to include in the application a detailed statement of the work to be done, nor shall it be necessary to pay a fee for filing an application for a building permit under this chapter if a fee is prescribed by local ordinance for a permit under the State Housing Law. In such cases, the application hereunder may contain a general statement of the work to be done, with a specific reference to the application, plans, and specifications filed under the State Housing Law.

[FN1] Health and Safety Code § 17910 et seq.

§ 19150. Lateral force stress resistance; rules applicable to plumbing and electrical equipment

Every building or structure and every portion thereof shall be designed and constructed to resist stresses produced by lateral forces as provided in the State Building Standards Code. In areas where the Division of Codes and Standards of the Department of Housing and Community Development is the enforcement agency, plumbing and electrical equipment and installations shall be subject to building standards published in the State Building Standards Code and the other rules and regulations adopted pursuant to Sections 17921 and 17922 of this code.

§ 19151. Repealed by Stats.1965, c. 1039, p. 2677, § 2

§ 19160. Legislative finding and declaration

The Legislature finds and declares that:

(a) Because of the generally acknowledged fact that California will experience moderate to severe earthquakes in the foreseeable future, increased efforts to reduce earthquake hazards should be encouraged and supported.

(b) Tens of thousands of buildings subject to severe earthquake hazards continue to be a serious danger to the

life and safety of hundreds of thousands of Californians who live and work in them in the event of an earthquake.

(c) Improvement of safety to life is the primary goal of building reconstruction to reduce earthquake hazards.

(d) In order to make building reconstruction economically feasible for, and to provide improvement of the safety of life in, seismically hazardous buildings, building standards enacted by local government for building reconstruction may differ from building standards which govern new building construction.

(e) "Soft story" residential buildings are a subset of multistory woodframe structures that may have inadequately braced lower stories that may not be able to resist earthquake motion.

(f) Soft story residential buildings are an important component of the state's housing stock and are in jeopardy of being lost in the event of a major earthquake.

(g) Soft story residential buildings were responsible for 7,700 of the 16,000 housing units rendered uninhabitable by the Loma Prieta earthquake and over 34,000 of the housing units rendered uninhabitable by the Northridge earthquake.

(h) During an earthquake, soft story residential buildings may create dangerous conditions as illustrated in the Northridge Meadows apartment failure that claimed the lives of 16 residents.

(i) The collapse of soft story residential buildings can ignite fires that threaten trapped occupants and neighboring buildings and complicates emergency response.

(j) The Association of Bay Area Governments (ABAG) estimates that soft story residential buildings will be responsible for 66 percent of the uninhabitable housing following an event on the Hayward fault.

(k) The failure of soft story residential buildings is estimated by ABAG to be the source of a disproportionate share of the public shelter population because they tend to be occupied by the very poor, the very old, and the very young.

(l) The Seismic Safety Commission has recommended that legislation be enacted to require state and local building code enforcement agencies to identify potentially hazardous buildings and to adopt mandatory mitigation programs that will significantly reduce unacceptable hazards in buildings by 2020.

(m) The current nationally recognized model code relating to the retrofit of existing buildings is Appendix

Chapter A4 of the International Existing Building Code. However, it is not the intent of the Legislature, if other model codes relating to the retrofit of existing buildings are developed, to limit the California Building Standards Commission or a local government, pursuant to [Section 19162](#), to adopting a particular model code.

(n) Therefore, it is the intent of the Legislature to encourage cities and counties to address the seismic safety of soft story residential buildings and encourage local governments to initiate efforts to reduce the seismic risk in vulnerable soft story residential buildings.

§ 19161. Assessment of earthquake hazard by local public agencies; characteristics; structural evaluations

(a) Each city, city and county, or county, may assess the earthquake hazard in its jurisdiction and identify buildings subject to its jurisdiction as being potentially hazardous to life in the event of an earthquake. Potentially hazardous buildings include the following:

(1) Unreinforced masonry buildings constructed prior to the adoption of local building codes requiring earthquake resistant design of buildings that are constructed of unreinforced masonry wall construction and exhibit any of the following characteristics:

(A) Exterior parapets or ornamentation that may fall.

(B) Exterior walls that are not anchored to the floors or roof.

(C) Lack of an effective system to resist seismic forces.

(2) Woodframe, multiunit residential buildings constructed before January 1, 1978, where the ground floor portion of the structure contains parking or other similar open floor space that causes soft, weak, or open-front wall lines, as provided in a nationally recognized model code relating to the retrofit of existing buildings or substantially equivalent standards.

(b) Structural evaluations made pursuant to this section shall be made by an architect as defined in [Section 5500 of the Business and Professions Code](#), or a civil or structural engineer registered pursuant to Chapter 7 (commencing with [Section 6700](#)) of Division 3 of the Business and Professions Code, or staff of the enforcing agency, as described in [Section 17960](#), supervised by an architect or civil or structural engineer authorized by this subdivision to make the structural evaluations.

§ 19162. Establishment of reconstruction standards; ordinance; application

(a) Notwithstanding the provisions of [Section 19100](#) or [19150](#) or any other provision of law, the governing body of any city, city and county, or county may, by ordinance, establish building seismic retrofit standards applicable to the seismic retrofit of any buildings identified pursuant to [paragraph \(1\) of subdivision \(a\) of Section 19161](#) by the city, city and county, or county as being potentially hazardous to life in the event of an earthquake.

(b)(1) Notwithstanding the provisions of [Section 19100](#), [19150](#), or any other provision of law, the governing body of any city, city and county, or county may, by ordinance, establish building seismic retrofit standards applicable to the seismic retrofit of any buildings identified pursuant to [paragraph \(2\) of subdivision \(a\) of Section 19161](#) by the city, city and county, or county as being potentially hazardous to life in the event of an earthquake. Any standards established pursuant to this section shall apply until the effective date of building standards adopted by the California Building Standards Commission relating to the retrofit of existing buildings, if any, at which time the standards adopted by the commission as amended by the city, county, or city and county pursuant to [Section 17958.5](#) shall apply.

(2) A local ordinance establishing building seismic retrofit standards applicable to soft story residential structures adopted before January 1, 2006, shall remain in full force and effect until the effective date of building standards adopted by the California Building Standards Commission relating to the retrofit of existing buildings unless the city, county, or city and county after January 1, 2006, adopts an ordinance pursuant to paragraph (1).

(c) Building seismic retrofit standards adopted pursuant to this section may be applied uniformly throughout the city, city and county, or county, or may be applied in specific areas designated by the city, city and county, or county.

(d) For purposes of this chapter, “seismic retrofit” means either structural strengthening or providing the means necessary to modify the seismic response that would otherwise be expected by an existing building during an earthquake, to significantly reduce hazards to life and safety while also providing for the substantial safe ingress and egress of the building occupants immediately after an earthquake.

§ 19163. Ordinance; requirements

Any local ordinance adopted pursuant to [Section 19162](#) shall require the following:

(a) Any seismic retrofit of any building identified pursuant to [paragraph \(1\) of subdivision \(a\) of Section 19161](#) as being hazardous to life in the event of an earthquake shall provide for the reasonable adequacy of all of the following:

(1) Unreinforced masonry walls to resist normal and inplane seismic forces.

- (2) The anchorage and stability of exterior parapets and ornamentation.
 - (3) The anchorage of unreinforced masonry walls to the floors and roof.
 - (4) Floor and roof diaphragms.
 - (5) The development of a complete bracing system to resist earthquake forces.
- (b) Any seismic retrofit of any building identified pursuant to [paragraph \(2\) of subdivision \(a\) of Section 19161](#) as potentially hazardous shall comply with a nationally recognized model code relating to the retrofit of existing buildings or substantially equivalent standards. If the city, county, or city and county adopts local amendments to those provisions, it shall determine that the amendments are consistent with [Section 17958.5](#).
- (c) Seismic retrofit of any building or portions of any building shall be designed to resist and withstand the seismic forces from any direction as set forth in the building seismic retrofit standards using the allowable working stresses adopted pursuant to this article.
- (d) The governing board of any city, city and county, or county may establish, by ordinance, standards and procedures to fulfill the intent of paragraph (2) of subdivision (a) without regard to the remainder of the requirements specified above.

§ 19163.5. Ordinance; higher standards for emergency purposes

Except as otherwise provided in Chapter 1 (commencing with [Section 129675](#)) of Part 7 of Division 107, an ordinance adopted by a city, city and county, or county pursuant to [Section 19163](#), may establish higher standards for the seismic retrofit of those structures or buildings which are needed for emergency purposes after an earthquake in order to preserve the peace, health, and safety of the general public, including, but not limited to, hospitals and other medical facilities having surgery or emergency treatment areas, fire and police stations, government disaster operations centers, and public utility and communication buildings deemed vital in emergencies.

§ 19164. Allowable working stresses; research data or engineering judgment; consultation

Any city, city and county, or county may assign allowable working stresses to existing materials based on substantiating research data or engineering judgment. Such allowable working stresses shall be limited by a safety factor which is reasonably commensurate with the importance of the element in which the material is used. In the event the local jurisdiction does not have the ability to assign such allowable working stresses, it may employ as a consultant the office of the State Architect. Allowable working stresses prepared by the office of the

State Architect for any city, city and county, or county shall be subject to approval by the Seismic Safety Commission.

§ 19165. Filing copy of standards and amendments

Any city, city and county, or county adopting an ordinance establishing building seismic retrofit standards for seismically hazardous buildings shall file for informational purposes with the Department of Housing and Community Development a copy of those standards and all subsequent amendments.

§ 19166. Status of reconstructed and properly maintained building; identification as hazard upon failure to meet standards

Any building identified as being a seismic hazard to life and retrofitted in compliance with building seismic retrofit standards adopted pursuant to this article and properly maintained, shall not, within a period of 15 years, be identified as a seismic hazard to life pursuant to any local building standards adopted after the date of the building seismic retrofit unless the building no longer meets the seismically hazardous building retrofit standards under which it was retrofitted.

§ 19167. Immunity from liability for damages or injuries caused by earthquake

No city, city and county, or county, nor any employee of any such entity, shall be liable for damages for injury to persons or property, resulting from an earthquake or otherwise, on the basis of any assessment or evaluation performed, any ordinance adopted, or any other action taken pursuant to this article, irrespective of whether such action complies with the terms of this article, or on the basis of failure to take any action authorized by this article. The immunity from liability provided herein is in addition to all other immunities of the city, city and county, or county provided by law.

§ 19168. Application of article

Nothing in this article shall apply to those buildings and structures governed by the provisions of Chapter 1 (commencing with [Section 15000](#)) of Division 12.5 of this code or Article 3 (commencing with [Section 39140](#)) of Chapter 2 of Part 23 of the Education Code or Article 7 (commencing with [Section 81130](#)) of Chapter 1 of Part 49 of the Education Code or any state-owned buildings or structures located in any city, city and county, or county.

§ 19169. Repealed by Stats.2004, c. 663 (A.B.3033), § 3

§ 19170. Misdemeanor

Any person who violates, or causes or permits another person to violate, any provision of this chapter is guilty of a misdemeanor.

§ 19180. Legislative findings and declarations

The Legislature finds and declares that:

(a) It is generally accepted that various areas of the state will experience moderate and severe earthquakes in the foreseeable future.

(b) A serious threat to life and property resulting from these earthquakes is the threat of fire resulting from earthquake damage.

(c) In order to mitigate, as much as possible, the effects of a major earthquake, including fire resulting from an earthquake, local governments should be authorized to adopt ordinances requiring installation of earthquake sensitive gas shutoff devices in buildings.

§ 19181. Buildings open to the public; ordinances requiring earthquake sensitive gas shutoff devices

Notwithstanding any other provision of law, the governing body of any city, county, or city and county may enact an ordinance requiring the installation of earthquake sensitive gas shutoff devices in buildings open to the public. Any ordinance adopted pursuant to this section shall conform to standards adopted by the State Architect pursuant to [Section 19182](#).

§ 19182. Earthquake sensitive gas shutoff devices; standards

(a) The State Architect shall adopt standards governing earthquake sensitive gas shutoff devices for installation in buildings. These standards shall reasonably provide for convenient installation and maintenance of gas shutoff devices, as well as maintaining the safety of persons occupying buildings equipped with such devices.

(b) In adopting standards pursuant to this section, the State Architect shall consider standards for such devices developed by the Z-21 American National Standards Committee and the comments or suggestions from various public utilities.

§ 19183. Earthquake sensitive gas shutoff devices or other required devices; certification

Manufacturers of earthquake sensitive gas shutoff devices or other devices required by an ordinance adopted pursuant to [Section 19182](#) shall first obtain certification, pursuant to Article 7 (commencing with [Section 19200](#)), that the device meets the standards established pursuant to [Section 19182](#).

§ 19200. Legislative findings and declaration

The Legislature finds and declares that existing law does not require that any new seismic gas shutoff valve sold by any person in this state shall, prior to sale, be certified by the State Architect.

§ 19201. Seismic gas shutoff device; excess flow gas shutoff device; customer-owned gas piping

As used in this article:

(a) “Seismic gas shutoff device” means a seismic gas shutoff device installed on customer-owned gas piping certified by the State Architect pursuant to [Section 19202](#). Notwithstanding any other provision of law, “seismic gas shutoff device” does not include any device installed on a gas distribution system owned or operated by a public utility.

(b) “Excess flow gas shutoff device” means a gas shutoff device installed on customer-owned gas piping described in [paragraph \(2\) of subdivision \(a\) of Section 19202](#) that has been certified by the State Architect pursuant to that section. Notwithstanding any other provision of law, “excess flow gas shutoff device” shall not include any device installed on a gas distribution system owned or operated by a public utility.

(c) “Customer-owned gas piping” means all parts of the gas piping system downstream of the gas utility point of delivery, including, but not limited to, downstream of the gas utility meter and service tee (also known as a bypass tee).

§ 19201.5. Certification procedure; fee

The State Architect shall establish a certification procedure for earthquake sensitive gas shutoff devices and shall establish a fee for the certification. Fees imposed pursuant to this section shall be equal to the costs associated with making the certification and are continuously appropriated to the State Architect for administering the certification program.

§ 19202. Certification by State Architect; requirements

The State Architect shall certify seismic gas shutoff devices which, as determined by the State Architect, com-

ply with Chapter 12-23 (commencing with [Section 12-23-101](#)) of Part 12 of Title 24 of the California Code of Regulations, and which meet all of the following requirements:

(a)(1) The design of the device shall be operationally simplistic with an integral process design for assuring an optimum level of control and trouble-free functional operation.

(2) Notwithstanding paragraph (1), automatic gas shutoff devices that are not activated by motion, but are activated by significant gas leaks or overpressure surges, shall be certified by the State Architect, if they otherwise meet the requirements of this section.

(b) The design of the device shall provide a proven method to automatically provide for expedient and safe gas shutoff in an emergency.

(c) The design of the device shall minimize or preclude the disruption to the flow of gas from erroneous vibrations, alien forces, or both erroneous vibrations and alien forces.

(d) The design of the device shall provide a capability for ease of consumer or owner resetting without concern for safety.

(e) The operational and functional design of the device shall be at least equal to the device certified by the State Architect pursuant to Article 6 (commencing with [Section 19180](#)).

§ 19203. Certification requirement

Any new seismic gas shutoff device sold by any person in this state shall, prior to sale, be certified by the State Architect.

§ 19204. Application of article

This article is limited to the service connections of individual structures to main gas lines and to connections of appliances to gas lines and does not apply to devices within gas lines.

§ 19205. Repealed by Stats.2007, c. 596 (A.B.382), § 8

§ 19210. Legislative findings and declarations

(a) The Legislature finds and declares that there exists a serious threat of fire, explosion, or electrocution to the people of California from water heaters that overturn or experience damage to the plumbing or electrical wiring during an earthquake, and that a large number of structures will suffer damage from water heaters due to the lack of adequate strapping or bracing.

(b) The Legislature further finds and declares that it is the goal of the State of California to reduce earthquake hazards in this state.

(c) The Legislature further finds and declares that the original state policy goal of having all water heaters strapped or properly anchored by the year 2000 has not been achieved, thereby exposing the residents of California to a continuing serious risk of injury or damage from water heaters overturned or demolished during earthquakes.

(d) The Legislature further finds and declares that occupants of rental housing in this state are vulnerable to the threat of fire, explosion, or electrocution from water heaters that overturn or experience damage during an earthquake, and are not authorized to strap, brace, or anchor water heaters in their units without the owner's advance approval, thus exposing them to hazardous conditions that they cannot mitigate.

(e) It is the intent of the Legislature that compliance with [Section 19211](#) shall not result in the displacement of existing households.

§ 19211. New, replacement, and existing water heaters; bracing, anchoring, or strapping; minimum standards; certification by sellers of real property; eviction; evidentiary presumption; violation of section

(a) Notwithstanding [Section 19100](#), all new and replacement water heaters, and all existing residential water heaters, shall be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion. At a minimum, any water heater shall be secured in accordance with the California Plumbing Code, or modifications made thereto by a city, county, or city and county pursuant to [Section 17958.5](#).

(b) The seller of any real property containing a water heater shall certify to the prospective purchaser that this section has been complied with. This certification shall be made in writing, and may be included in existing transactional documents, including, but not limited to, the Homeowner's Guide to Earthquake Safety published pursuant to [Section 10149 of the Business and Professions Code](#), a real estate sales contract or receipt for deposit, or a transfer disclosure statement pursuant to [Section 1102.6](#) or [1102.6a of the Civil Code](#).

(c) An owner of a residential rental property shall not evict any person on the basis that the eviction is required in order to comply with this section.

(d) For the purposes of subdivision (a), “water heater” means any standard water heater with a capacity of not more than 120 gallons for which a preengineered strapping kit is readily available.

(e) Notwithstanding [Section 669 of the Evidence Code](#), the failure of any person to comply with this section shall not create a presumption of a failure by that person to exercise due care.

(f) Any building or portion thereof, including any dwelling unit, guestroom, suite of rooms, or portions thereof, or the premises on which it is located is deemed to be a nuisance if it is in violation of this section. The owner or the owner's agent shall have the right to correct any violation of subdivision (a) pursuant to [Section 17980](#).

§ 19212. Installation instructions

All water heaters manufactured for sale in California on or after July 1, 1991, shall include a statement in the installation instructions that water heater units must be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion. The instructions provided by the manufacturer may include a reproduction of the generic installation instructions and standard details as prepared by the Division of the State Architect in accordance with [Section 19215](#).

§ 19213. Instruction label; warning

Manufacturers shall add language to their instruction label on the front of the water heater that discloses the danger of falling or horizontal displacement due to an earthquake. The label shall contain the following language:

WARNING: THIS WATER HEATER MUST BE BRACED, ANCHORED, OR STRAPPED TO AVOID FALLING OR MOVING DURING AN EARTHQUAKE. SEE INSTRUCTIONS FOR CORRECT INSTALLATION PROCEDURES.

§ 19214. Violations

Any person who violates [Section 19212](#) or [19213](#) shall be deemed to have violated a provision of Chapter 4 (commencing with [Section 17000](#)) of Part 2 of Division 7 of the Business and Professions Code.

§ 19215. Generic installation instructions; standard details; preparation and availability

The Division of the State Architect shall prepare generic installation instructions with standard details illus-

trating the strapping, bracing, and anchoring of water heaters for typical installations in single-family homes that comply with the requirements of the model codes. These details shall be made available for reproduction to manufacturers and appliance retailers at a cost to cover the state's cost to prepare the details, and respond to requests.

§ 19216. Generic installation instructions with standard details; provision to consumers

At the point of sale, the retailer may provide the consumer with generic installation instructions with standard details approved by the Division of the State Architect. If provided, these generic instructions are intended to be provided to the consumer as a guide, and are not intended to supersede local codes. The retailer and manufacturer are deemed not to be liable for the generic instructions provided to consumers as long as these have been approved by the Division of the State Architect, as complying with the requirements of the model code in force on the date of approval.

§ 19217. Educational program

The Public Utilities Commission shall direct the investor owned gas and electrical utilities, not later than January 1, 1991, to develop an educational program for bracing, anchoring, and strapping water heaters to resist falling or horizontal displacement due to earthquakes.

END OF DOCUMENT