



**ADVISORY: 2007 California Building Code (CBC) Chapter 11B,
construction and manufacturing tolerances provision.**

Please be advised that CBC section **1101B.5 Construction and manufacturing tolerances** has been modified. This modification results in a need to apply a higher standard of care to the design and construction of building elements subject maximum, minimum or dimensional ranges relating to accessibility. The section has been modified to read as follows. The modification consists of the added clause which is underlined.

1101B.5 Construction and manufacturing tolerances. All dimensions are subject to conventional industry tolerances except where the requirement is stated as a range with specific minimum and maximum end points.

This revised section no longer recognizes construction or manufacturing tolerances for these circumstances, thus the common practice for a designer or builder to design or build to the limit becomes a risky proposition given the exacting nature of such an effort.

To avoid expensive reworking and project delays it may be worth considering an evaluation of those design features that most frequently prove problematic in the field and adjust design practices accordingly. The more thoughtful the approach, and the better the approved plans are at communicating requirements, the greater the chances that construction will be built correctly the first time.

For example, counter heights and under counter clearances at restroom lavatories are subject to a maximum and minimum respectively but are not always built within these limits. To prevent this from occurring a designer might specify less than the maximum and more than the minimum respectively to a degree sufficient to accommodate reasonable construction tolerances along with a definitive note not to exceed or be less than the maximum or minimum. Another example is minimum room and hall dimensions. Specifying the minimum with the expectation that the builder can build to exact dimensions may now be deemed an imprudent approach.

Transitioning to new codes with their myriad of changes is always a challenge. I appreciate all the effort necessary by design offices to identify and to adjust to these changes. Fortunately, the issue above may be addressed directly with only minor adjustments, and by doing so the benefits of not having to rework an installation more than makes up for this effort.

Should you have any questions regarding this issue please do not hesitate to contact myself at (949)724-6452 or Joe Kirkpatrick, Deputy Building Official, at (949) 724-6320.

Sincerely,

ERIC M. TOLLES, S.E.

Deputy Director, Community Development/ Chief Building Official