

POLICIES AND PROVISIONS FOR THE REHABILITATION OF HISTORIC BUILDINGS FOR PUBLIC SCHOOL USE

APPENDIX M

Words underlined in this document are defined in Chapter 2, 2001 CHBC.

M.1 - Background

For rehabilitation of existing buildings to public schools, owners of qualified historical buildings may request use of currently effective regulations in the State Historical Building Code (SHBC), and the implementing regulations of the California Historical Building Code (CHBC), when strict compliance with the regular code adversely affects the historic fabric of the building.

Why use the CHBC? Buildings and structures identified to contribute to the culture, community or heritage of a locality — and qualified as historical — are recognized by the state as being eligible for special consideration to retain those attributes that are historic during rehabilitation or subsequent change of use. The DSA recognizes that strict use of the regular code may create difficulties where rehabilitation attempts to retain the historic characteristics of a building or structure. The CHBC provides alternatives that 1) allow most of the historic characteristics to be retained while 2) achieving the performance objectives of the regular code.

The CHBC also provides provisions to address specific preservation issues not under DSA authority including *The Secretary of the Interior's Standards*, CEQA, and local design and preservation ordinances.

M.2 - Definitions and Terminology

Terminology of historic preservation and school construction utilizes many of the same words, but with different meanings. For preservation terms, refer to Chapter 2 of the 2001 California Historical Building Code .

State Historic Building Code. The sections of the Health and Safety Code creating the SHBC program.

California Historical Building Code. The regulation created for application to qualified historical buildings and properties under the SHBC.

Regular Code. The adopted regulations governing design and construction or alteration of non-historical buildings, structures and properties within the jurisdiction of the enforcing agency. For school buildings, the adopted regulations are Title 24, C.C.R., currently effective regulations enforced by DSA.

M.3 - Determine if Your Building or Structure is a Qualified Historical Building or Structure

There are a number of ways under the SHBC to qualify a building as historic. At its simplest:

1. Designation must follow the basic rules of the California Register of Historical Resources, and
2. Buildings shall have been identified to contribute to the culture, community or heritage of a locality.
3. Buildings and structures may be of significance to the local area.
4. A school district board may designate structures under their jurisdiction as historic.

M.4 - DSA Acceptance of the State Historical Building Code (SHBC) for Rehabilitation of an Existing Historical Building to a Public School

To substantiate that the SHBC and the implementing regulations of the CHBC are applicable for use on a public school rehabilitation project, a five-step process shall be followed: