

LEGISLATIVE UPDATE

Certain measures presented to the California State Legislature each year address issues that relate to the design or construction of buildings in California. In some instances legislation specifically effects the California Building Standards Commission. Following is legislation in the 2009-2010 Legislative Session of specific interest to the commission:

AB 1539 (Hagman)

Subject: Building standards: residential buildings

Status: Dead

This bill would have expressed legislative intent to enact legislation concerning building standards regarding the size of gas pipes relative to water heaters in residences.

AB 1693 (Ma)

Subject: Building standards: code adoption cycle

Status: In Senate Transportation and Housing Committee

This bill would extend the building code adoption cycle from 12 to 18 months.

AB 1704 (Jeffries)

Subject: Environment: CEQA: exemption

Status: Dead

This bill would have exempted a project of less than 8 miles in length for the installation of a new pipeline for the distribution of recycled water within a paved public street, highway, or right-of-way.

AB 1834 (Solorio)

Subject: Rainwater Capture Act of 2010

Status: On Assembly Appropriations Committee Suspense File

This bill would enact the Rainwater Capture Act of 2010, which would authorize a landowner to install, maintain, and operate, on the landowner's property, a rainwater capture system meeting specified requirements.

AB 1975 (Fong)

Subject: Water charges and meters: multi-unit structures

Status: In Assembly Appropriations Committee

This bill, with a certain exception, would require every water purveyor that provides water service to a multi-unit residential structure or a mixed-use residential and commercial structure, for which the first occupancy permit for a newly constructed building is issued on or after January 2, 2012, to require the installation of meters or sub-meters on each individual dwelling unit as a condition of new water service to that property. The bill would require the owner, or owner's agent, to charge occupants for water and sewer service based on the actual volume of water delivered as measured by the water meter or sub-meter.

AB 2001 (Harkey)

Subject: Building standards: State Department of Public Health: regulations

Status: In Senate Transportation and Housing Committee

This bill would transfer the responsibilities of the Department of Public Health to adopt regulations relating to building standards to the California Building Standards Commission.

AB 2373 (Hall)

Subject: Building standards: plans and specifications

Status: Dead

Existing law prohibits an enforcement agency, as a result of an inspection, from imposing a new or modified building standard different from those specified in the plans and specifications approved during plan checking functions for which a building permit is issued, except as prescribed. This bill would have made technical, non-substantive changes to these provisions, as introduced.

AB 2472 (Huffman)

Subject: Building standards: pilot program for green innovation building permits

Status: Dead

This bill would have, notwithstanding existing law, authorized the County of Marin and another, unspecified city, county, or city and county to adopt a pilot program for green innovation building permits in order to promote and facilitate innovation and research regarding environmentally sustainable building materials, methods, and designs not yet considered or addressed in the state's building codes. The bill would also have imposed specified duties on a local jurisdiction that adopted a pilot program, including the duty to issue no more than 10 permits per year for a period of 5 years following the adoption of a pilot program. The bill would have prohibited, after this 5-year period, the local jurisdiction from issuing new permits under the pilot program.

AB 2516 (Hill)

Subject: Housing accessibility: Accessible Housing Task Force
Status: On Assembly Appropriations Committee Suspense File

This bill would require the Department of Housing and Community Development (HCD) to establish the Accessible Housing Task Force. The bill would require the task force to prepare a report that contained specified recommendations relating to increasing housing accessibility. The bill would further require HCD to carry out the provisions of the bill relating to the task force only to the extent that funding is made available from local, regional, federal, or private sources.

AB 2701 (Eng)

Subject: State Historical Building Code: playgrounds
Status: In Senate Transportation and Housing Committee

This bill would clarify existing law and place qualified playgrounds and playground sites with historical or cultural significance under the exclusive jurisdiction of the California Historical Building Code.

SB 183 (Lowenthal)

Subject: Residential building safety
Status: Signed by the Governor (Stats. 2010, c. 19)

This bill requires that carbon monoxide devices be installed in existing dwelling units intended for human occupancy, as provided. Also, this bill requires that carbon monoxide devices be tested and certified, pursuant to requirements set forth in either the American National Standards Institute Underwriters' Laboratories, Inc. or by a nationally recognized testing laboratory listed in the directory of approved testing laboratories established by the Office of the State Fire Marshal. In addition, this bill requires that the State Fire Marshal develop certification and decertification processes to approve and list carbon monoxide devices, and to disapprove and de-list previously approved devices.

SB 408 (Padilla)

Subject: California Environmental Quality Act: LEED exemption
Status: Dead

This bill would have exempted from the California Environmental Quality Act any project that had been certified at the Leadership in Energy and Environmental Design platinum level or higher, pursuant to the standards and certifications adopted by the United States Green Building Council.

SB 518 (Lowenthal)

Subject: Building standards: graywater

Status: In Assembly Rules Committee

This bill would require the California Building Standards Commission to adopt building standards for the construction, installation, and alteration of graywater systems for indoor and outdoor uses in non-residential occupancies, in accordance with prescribed requirements. Also, this bill would terminate the authority of the Department of Water Resources to adopt graywater standards for these occupancies upon adoption of the standards by the commission.