

**BUILDING STANDARDS COMMISSION**

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## **BUILDING STANDARDS INFORMATION BULLETIN 15-05**

**DATE:** December 8, 2015

**TO:** INTERESTED PARTIES

**SUBJECT:** 2015 LEGISLATIVE CHANGES

This information bulletin summarizes the 2015 legislative changes to state laws concerning buildings and building standards. The amendments, repeals, and/or new language to California laws summarized in this bulletin become effective on January 1, 2016, unless otherwise specified in statute. The bills listed in order of chapter herein make additions, deletions, and/or amendments to the Health and Safety Code, Government Code, Civil Code, and Public Resources Code regarding buildings and building standards.

[Chapter 27, Statutes of 2015 \(Senate Bill No. 88, Committee on Budget and Fiscal Review\)—water](#), adds Sections 116680, 116681, 116682, and 116684 to the Health and Safety Code, adds and repeals Sections 21080.08, 21080.45, and 21080.46 of the Public Resources Code, and amends Sections 375, 375.5, 377, 1058.5, 1552, 1846, 5103, and 5104 of, adds Sections 377.5, 79708.5, and 79716.5 to, and adds Article 3 (commencing with Section 1840) to Chapter 12 of Part 2 of Division 2 of, the Water Code, relating to water, and making an appropriation therefor, to take effect immediately, bill related to the budget.

- SB 88 was a 2015 budget trailer bill that among other provisions, adds Section 21080.45 to the Public Resources Code to, until July 1, 2017, exempt from the California Environmental Quality Act the development and approval of building standards by state agencies for recycled water systems.

[Chapter 63, Statutes of 2015 \(Assembly Bill No. 81, Wood\)—hospitals: seismic safety](#), amends Section 130060 of the Health and Safety Code, relating to health facilities, and declares the urgency thereof, to take effect immediately.

- Section 130060 of the Health and Safety Code is amended to authorize a hospital in the City of Willits that has already received an extension of the January 1, 2008 seismic safety deadline from the Office of Statewide Health Planning and Development, to request an additional extension of the deadline until September 1, 2015.

[Chapter 349, Statutes of 2015 \(Assembly Bill No. 1516, Housing Omnibus Act of 2015, Committee on Housing and Community Development\)—housing](#)<sup>1</sup>, amends Section 5570 of the Civil Code, amends Section 65589.5 of the Government Code, and amends Section 51345 of the Health and Safety Code, relating to housing.

- Section 5570 of the Civil Code is amended to make a technical, non-substantive change replacing the word “funding” with “funded.”
- Section 65589.5 of the Government Code is amended to update cross-references and make technical, non-controversial changes to the Housing Accountability Act.

- Section 51345 of the Health and Safety Code is amended to align state law with federal law by allowing a Home Purchase Assistance (HPA) downpayment assistance loan to be recorded in a junior lien position, and updates the statute to ensure it meets all qualifications of federal laws and regulations, allowing it to be used with a Federal Housing Authority insured mortgage loan product.

**[Chapter 449, Statutes of 2015 \(Senate Bill No. 287, Hueso\)—automated external defibrillators \(AEDs\)](#), adds **Chapter 3 (commencing with Section 19300) to Part 3 of Division 13 of the Health and Safety Code, relating to AEDs.****

- Section 19300 is added to the Health and Safety Code to do the following:
  - Require certain occupied structures constructed on or after January 1, 2017, which are not owned or operated by any local government entity, to have an AED on the premises, as specified.
  - Require a person or entity that supplies an AED to comply with specified existing law regarding AEDs.
  - Exempt a person or entity that acquires an AED for emergency care from liability for civil damages resulting from any acts or omissions in the rendering of emergency care if specified requirements have been met.

**[Chapter 555, Statutes of 2015 \(Assembly Bill No. 232, Obernolte\)—hospitals: seismic safety](#), amends **Section 130060 of the Health and Safety Code, relating to health facilities, and declares the urgency thereof, to take effect immediately.****

- Section 130060 of the Health and Safety Code is amended to authorize a critical access hospital located in the City of Tehachapi to submit a seismic safety extension application, notwithstanding specified deadlines that are earlier than the effective date of this statute, and will require the application to include a timetable, as specified.

**[Chapter 598, Statutes of 2015 \(Assembly Bill No. 1236, Chiu\)—local ordinances: electric vehicle charging stations](#), adds **Section 65850.7 to the Government Code, relating to local ordinances.****

- Section 65850.7 is added to the Government Code to require a city, county, or city and county to administratively approve an application for the installation of electric vehicle charging stations, as defined, through the issuance of building permit or similar nondiscretionary permit unless the city, county, or city and county makes specified written findings based upon substantial evidence in the record that the proposed installation could have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

**[Chapter 742, Statutes of 2015 \(Assembly Bill No. 662, Bonilla\)—public accommodation: disabled adults: changing facilities](#), adds **Section 19952.5 to the Health and Safety Code, relating to public accommodation.****

- Section 19952.5 is added to the Health and Safety Code to enact the following:
  - Require a person, private firm, organization, or corporation that owns or manages a commercial place of public amusement (as defined) to install and maintain at least one adult changing station (as defined) for persons with a physical disability (as defined) that is accessible to both men and women when the facility is open to the public if the facility meets either of the following criteria:
    - The commercial place of public amusement is newly constructed on or after January 1, 2020.

- An existing commercial place of public amusement is renovated on or after January 1, 2025, and requires a permit or the estimated cost of the renovation is \$10,000 or more.
- Require a facility to ensure that the entrance to each adult changing station has conspicuous signage indicating its location, and, if the facility has a central directory, ensure the central directory indicates the location of the adult changing station.

As appropriate, the California Building Standards Commission (CBSC) updates Title 24 of the California Code of Regulations with changes resulting from newly enacted legislation. This information bulletin is not intended to be a complete digest of all new laws affecting buildings, building standards, and CBSC. Further, only those provisions of the listed bills that pertain to buildings, building standards, and CBSC have been addressed (there may be other changes). The complete text of each law can be reviewed through either of the two California legislative information websites at <http://www.leginfo.ca.gov/> or <http://leginfo.legislature.ca.gov/>.

For additional information regarding legislative changes relative to building standards please contact CBSC staff via telephone at (916) 263-0916 or via email at [cbsc@dgs.ca.gov](mailto:cbsc@dgs.ca.gov).



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<sup>1</sup> Please contact the Department of Housing and Community Development for further information on this bill and other bills that have an impact on housing: