

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



BUILDING STANDARDS BULLETIN 14-07

DATE: December 1, 2014
TO: INTERESTED PARTIES
SUBJECT: 2014 LEGISLATIVE CHANGES

This information bulletin summarizes the legislative changes to state laws regarding buildings and building standards. In turn, the California Building Standards Commission updates Title 24 of the California Code of Regulations as a result of the 2013/2014 legislative session. The amendments, repeals, or new language to the California laws summarized in this bulletin become effective on January 1, 2015 except as noted herein. The bills listed in this bulletin make additions, deletions, or amendments to the Health and Safety Code, Government Code, and Civil Code.

[Chapter 779, Statutes of 2014 \(Assembly Bill No. 1711, Cooley\)](#) amends **Sections 11346.2, 11346.3, and 11357 of the Government Code, relating to administrative regulations.**

- Section 11346.2 of the Government Code is amended to require an economic impact assessment be included in the initial statement of reasons that a state agency submits to the Office of Administrative Law when adopting, amending, or repealing a regulation that is not a major regulation.
- Section 11346.3 of the Government Code is amended to require an economic impact assessment prepared pursuant to subdivision (a) of Section 11346.3 for a proposed regulation that is not a major regulation or that is a major regulation proposed prior to November 1, 2013, shall be prepared in accordance with subdivision (b) of Section 11346.3, and shall be included in the initial statement of reasons as required by Section 11346.2.
- Section 11357 of the Government Code is amended to require the Department of Finance to adopt and update, as necessary, instructions for inclusion in the State Administrative Manual prescribing the methods that an agency subject to preparing an economic impact assessment or assessment of a proposed regulation shall use in making the determinations and the estimates of fiscal or economic impact required by Sections 11346.2 and 11346.3, in addition to 11346.5.

[Chapter 634, Statutes of 2014 \(Assembly Bill No. 1787, Lowenthal\)](#) adds **Section 50479 to the Government Code, relating to airports.**

- Section 50479 of the Government Code is added to require, except as specified, on or before January 1, 2016, the airport manager of an airport operated by a city, county, city and county, or airport district that conducts commercial operations and that has more than one million enplanements a year shall provide a room or other location at each

airport terminal behind the airport security screening area that meets specified conditions for members of the public to express breast milk in private. This statute also enacts similar requirements for the construction of new airport terminals as well as the specified renovation of existing terminals.

[Chapter 521, Statutes of 2014 \(Assembly Bill No. 2188, Muratsuchi\)](#) amends **Section 714 of the Civil Code, and amends Section 65850.5 of the Government Code, relating to solar energy.**

- Section 714 of the Civil Code is amended to alter the definition of what is a reasonable restriction on a solar energy system as it pertains to restrictions that would significantly increase the cost of the system or significantly decrease its efficiency or specified performance, or that would not allow for an alternative system of comparable cost, efficiency, and energy conservation benefits.
- Section 65850.5 of the Government Code is amended to enact the following:
 - States legislative findings and declarations pertaining to the importance of streamlining the permitting of solar energy systems;
 - Requires local jurisdictions, in consultation with specified public entities, to adopt an ordinance creating an expedited permit and inspection process for small residential rooftop solar energy systems on or before September 30, 2015.

[Chapter 606, Statutes of 2014 \(Assembly Bill No. 2282, Gatto\)*](#) adds **Sections 17921.5 and 18940.6 to the Health and Safety Code, relating to building standards.**

- Sections 17921.5 and 18940.6 of the Health and Safety Code are added to require the Department of Housing and Community Development and the California Building Standards Commission to conduct research to assist in the development of mandatory green building standards for recycled water systems for newly constructed residential, commercial, and public buildings and building site landscaped areas during the 2016 Intervening Code Adoption Cycle.

[Chapter 503, Statutes of 2014 \(Assembly Bill No. 2386, Mullin\)](#) amends **Sections 1597.45 and 1597.46 of, and adds Sections 1503.2, 1568.043, 1569.311, 1596.954, and 1597.543 to, the Health and Safety Code, relating to care facilities.**

- Sections 1597.45 and 1597.46 of the Health and Safety Code are amended, and Sections 1503.2, 1568.043, 1569.311, 1596.954, and 1597.543 of the Health and Safety Code are added to require community care facilities, residential care facilities for the elderly or for persons with chronic life threatening illness, child day care centers, and small family day care homes to have one or more functioning carbon monoxide detectors that meet specified statutory requirements in the facility. Additionally, these provisions require the Department of Social Services to account for the presence of the detectors during inspections.

[Chapter 821, Statutes of 2014 \(Assembly Bill No. 2557, Pan\)](#) 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 the Office of Statewide Health Planning and Development to grant certain hospitals that have already received an extension of the January 1, 2008, seismic safety deadline, an additional extension until September 1, 2015. Additionally, the Legislature finds that this act is an urgency statute to ensure the provisions go into immediate effect upon the governor's signature. This bill was signed by the Governor on September 29, 2014 and became effective on that date.

[Chapter 529, Statutes of 2014 \(Assembly Bill No. 2565, Muratsuchi\)](#) adds **Sections 1947.6 and 1952.7 to the Civil Code, relating to tenancy.**

- Section 1947.6 of the Civil Code is added to require the lessor of a dwelling to approve the written request of a lessee for the installation of an electric vehicle charging station if the installation meets specified requirements and complies with the owner's process for approving a modification to the property.
- Section 1952.7 of the Civil Code is added to make the term in a lease of a commercial property, executed, renewed, or extended on or after January 1, 2015, void and unenforceable if it prohibits or unreasonably restricts the installation of an electric vehicle charging station within a parking space, as specified.

[Chapter 510, Statutes of 2014 \(Assembly Bill No. 2720, Ting\)](#) amends **Section 11123 of the Government Code, relating to public meetings.**

- Section 11123 of the Government Code is amended to require a state body to publicly report any action taken at an open meeting, and the vote or abstention on that action of each member present for the action.

[Chapter 298, Statutes of 2014 \(Assembly Bill No. 2753, Housing Omnibus Act of 2014, Committee on Housing & Community Development\)*](#) amends **Section 798.37.5 of the Civil Code, amends Sections 54237.5 and 65588 of the Government Code, and amends Sections 17926 and 51505 of the Health and Safety Code, relating to housing.**

- Section 798.37.5 of the Civil Code and Sections 54237.5 and 65588 of the Government Code are amended to make technical and non-controversial changes to various sections of the law addressing housing.
- Section 17926 of the Health and Safety Code is amended to provide the Department of Housing and Community Development with one additional year to submit (on or before July 1, 2015) the proposed building standards for the installation of carbon monoxide detectors in hotel and motel dwelling units intended for human occupancy. Additionally, this section gives owners of existing hotel and motel dwelling units intended for human occupancy until January 1, 2017, to install carbon monoxide detectors approved and listed by the State Fire Marshal, pursuant to Section 13263 of the Health and Safety Code, in each existing dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage.

- Section 51505 of the Health and Safety Code is amended to change the repayment requirement for the Extra Credit Teacher Home Purchase Program and any other school personnel home ownership assistance programs for the purpose of making these programs compatible with Federal Housing Administration financing.

Chapter 81, Statutes of 2014 (Senate Bill No. 1167, Hueso)* amends Sections 17980, 116125, 116130, 116135, 116140, and 116145 of the Health and Safety Code, relating to vector control.

- Sections 17980, 116125, 116130, 116135, 116140, and 116145 of the Health and Safety Code are amended to require every person possessing a place and the enforcement agency of that place, shall abate the conditions listed in Section 17920.3 of the Health and Safety Code that are causing the infestation in addition to destroying the rodents.

** Please contact the Department of Housing and Community Development through its website for further information on these bills including other bills that have an impact on housing:*

Department of Housing and Community Development

2020 West El Camino Avenue

Sacramento, CA 95833

www.hcd.ca.gov

This summary of legislative changes is not intended to be a complete digest of all new laws affecting buildings, building standards, and the California Building Standards Commission. Additionally, we have only addressed those provisions of the listed bills that pertain to buildings, building standards, and the California Building Standards Commission (there may be other changes). The complete text of each law can be reviewed through either of the two Official California Legislative Information websites at (<http://www.leginfo.ca.gov/>) or (<http://leginfo.legislature.ca.gov/>).

For information regarding legislative changes relative to building standards, you may contact us at (916) 263-0916 or via e-mail at cbsc@dgs.ca.gov.



Jim McGowan
Executive Director