



The WILLDAN Letter

News for California Building Departments

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What's Up With the State?



■ The **2009 Code Adoption Cycle** is underway to create the 2010 California Building Standards Code in Title 24 of the California Code of Regulations. The California Building Standards Commission (CBSC) established July 1, 2009 as the deadline for adoption proposals from the various state agencies. Proposals for the 2010 California Electrical, Mechanical, and Plumbing codes were made available to the public at the CBSC website before July 1, 2009. These proposals will be the subject of a July 7, 2009 meeting of the CBSC Plumbing, Electrical, Mechanical and Energy Code Advisory Committee. The proposals include adoption of the:

- 2008 National Electrical Code
- 2009 Uniform Plumbing Code
- 2009 Uniform Mechanical Code
- New graywater use standards for residential occupancies

See the proposals and Code Advisory Committee meeting dates at the CBSC website www.bsc.ca.gov. Look under 2009 Proposed Changes and then under 2009 CAC Review. Watch this site for announcements of additional proposed adoptions, including the 2009 International Building Code. It will also be on the CBSC site soon.

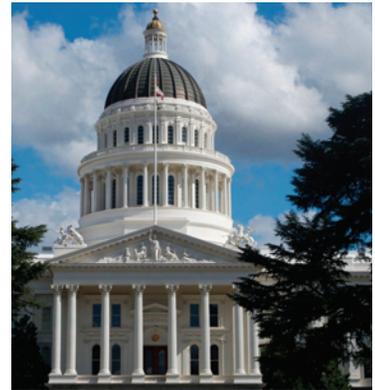
■ The California Department of Housing and Community Development is proposing to adopt the 2009 edition of the International Residential Code. If adopted, the IRC will be the basis for a new California Residential Code in Part 2.5 of the California Building Standards Code in Title 24 of the California Code of Regulations. The proposal documents indicates that only

specific chapters will be adopted. Find this proposal at hcd.ca.gov. Look under Codes and Standards, then State Housing Law, then Title 24 Developments.

- The Department of Housing and Community Development has announced a proposal to adopt emergency standards in the 2007 California Plumbing Code (CPC) establishing graywater system standards for indoor and outdoor use in residential buildings. Such regulations are authorized by Health and Safety Code Section 17922.12 and if adopted will amend the 2007 CPC. The same proposal is included in the 2009 Code Adoption Cycle for adoption in the 2010 CPC.
- The Department of Housing and Community Development (HCD) continues to work on final language for emergency Wildland Urban Interface Ignition-Resistant regulations applying to manufactured housing and commercial modular installations in Wildland Urban Interface Fire Areas. A third public review period concluded on May 22, 2009 regarding additional amendments to the emergency regulations (temporary) made as a result of public comments. The adopted emergency regulations, while temporary until the final adoption, are effective now and include requirements for enforcement by local building departments. HCD anticipates a final adoption in August 2009. Find the regulatory text and information at hcd.ca.gov/codes. Look under the Manufactured Housing Program, then look under the title Wildland Urban Interface (WUI) Emergency Regulations.
- HCD will soon announce proposed regulations to implement Senate Bill 2050 (Chapter 737 of the 2008 Statutes) regarding replacement fuel-gas-burning water heater bracing in existing manufactured homes and mobilehomes. Watch for the announcement on hcd.ca.gov/codes/, Manufactured Housing Program. See our discussion in "Did You Know?" with more on the subject of replacement water heaters. See SB 2050 of the 2008 Statutes at the state legislative website leginfo.ca.gov/billinfo.html.
- The California Building Standards Commission has been assigned to perform tasks to help initiate the new California Commission on Disability Access (CCDA) established by SB1608 (Chapter 549 of the 2008 Statutes). To date, the Governor has appointed seven public members to the CCDA as required by new Government Code Section 8299.01. The Governor's press release dated May 26, 2009 (at gov.ca.gov/press-release/12379) includes the names of the appointees. The State Rules Committee and Speaker of the Assembly are in the process of making their appointments.

Legislation of Interest to Building Departments

At the mid-point of the 2009-2010 legislative session some bills of interest have been substantially amended. Some bills previously watched have dropped from our listing because, as amended, they no longer relate to building standards. Following is an abbreviated description of bills proposing changes with impact on local building departments or building standards. Further amendments are possible before the end of the session.



AB 210, introduced February 2, 2009, proposes to clarify that the authority in the Health and Safety Code for a city or county to enact more restrictive building standards than in Title 24 because of local conditions, includes green building standards.

AB 433, as amended on April 13, 2009, proposes to require the Department of Housing and Community Development to propose building standards to the California Building Standards Commission on or before July 1, 2012, that when adopted will create a standard for ventilation systems in newly constructed residential buildings located within 500 feet of freeways and roadways, as specified.

AB 828, as amended on May 21, 2009 (fourth amendment since introduced), proposes to require the California Building Standards Commission to insert the provisions of the new California Green Building Standards in Part 11 of Title 24, into the relevant preexisting parts of Title 24. The bill would authorize the Energy Commission to adopt voluntary green building standards that are more restrictive than mandatory standards.

AB 1020, as amended on June 1, 2009, proposes to require an existing public swimming pool, as defined, to be equipped with anti-entrapment devices or drain systems that meet specific standards. The bill proposes to require a newly constructed public swimming pool to have at least 2 main drains per pump that are balanced and separated as specified. Compliance deadlines are proposed.

SB 23, as amended on May 28, 2009, proposes to require, on or before September 1, 2010, a mobilehome park or special occupancy park to implement an emergency preparedness plan as specified.

Go to the legislature's website leginfo.ca.gov/billinfo.html for the complete text of these 2009 legislative proposals. Other bills worthy of watching include **AB 212**, **AB 660**, **AB 1539**, **SB 166**, **SB 283**, **SB 398** and **SB 405**.

Did you know?

Seismic bracing is required for some water heaters in mobile or manufactured homes

Did you know that replacement fuel-gas-burning water heaters installed in existing manufactured homes and mobilehomes are required to be seismic braced? Health and Safety Code (HSC) Section 18031.7 (e),

requires replacement fuel-gas-burning water heaters installed in existing manufactured homes and mobilehomes to be seismically braced, anchored, or strapped, when offered for sale, rent, or lease. Local building departments should be aware of this requirement when inspecting the reinstallation of a manufactured home or mobilehome containing a replacement fuel-gas-burning water heater.

The Department of Housing and Community Development (HCD) enforces applicable standards when alterations are performed in existing manufactured homes and mobilehomes through a permit and inspection process pursuant to HSC Section 18029.

The National Manufactured Home Construction and Safety Standards (24CFR, Part 3280, commencing with Section 3280.1) requires water heaters and most all appliances in new manufactured homes to be secured in place to avoid displacement during transportation. California's Health and Safety Code Section 18031.7(b) discussed above addresses installations of replacement fuel-gas-burning water heaters.

HCD is preparing proposed regulations to provide specific requirements for the means of bracing replacement fuel-gas-burning water heaters in existing manufactured homes and mobilehomes. HSC Section 18031.7 requires these standards to be substantially in accordance with either the guidelines developed pursuant to HSC Section 19215 or the California Plumbing Code (Part 5 of Title 24 of the California Code of Regulations), and shall be applicable statewide. HSC Section 19215 requires the Division of the State Architect to promulgate standards for bracing water heaters in conventional single-family dwellings.

Watch for an announcement of proposed regulations by HCD.

See all the referenced HSC sections at the state website leginfo.ca.gov/calaw.html.



Photos of projects plan-checked or inspected by Willdan

Other News & Things to Remember

Federal legislation to create the **Community Building Code Administration Grant Act**, formerly proposed as HD4461 and S2458, has been reintroduced in the U.S. Senate as S970, and in the House of Representatives as HR2246. These federal bills propose to promote and enhance the operation of local building code enforcement administration across the country by establishing a competitive Federal matching grant program.

The [Building Standards Commission](http://BuildingStandardsCommission.org) website has Parts 1, 6, 10, 11 (Green Building Standards) and 12 of Title 24, California Code of Regulations, available to the public. Also, there are links to read-only ICC copies of the 2007 California Building Code and 2007 California Fire Code, and read-only IAMPO copies of the 2007 California Plumbing Code and the 2007 California Mechanical Code.



Important Dates

July 27, 2009: Close of registration for the August 24, 2009 DSA examination for Certified Access Specialist to be held in Sacramento and Hawthorne. This is the last examination scheduled for 2009. Certification applications must be approved by DSA before applying for the examination. See application and program information at the DSA website www.dsa.dgs.ca.gov/Access/casp.htm.

July 30, 2009: California Building Standards Commission Hearing. Watch for an agenda on the CBSC website www.bsc.ca.gov.

July 30, 2009: ICC eTraining by Webinar (online seminar) on the California Building Code and Federal Accessibility requirements. See registration details at www.iccsafe.org/training/seminars/.



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Useful Websites

State Fire Marshal - osfm.fire.ca.gov

California Legislature - www.leginfo.ca.gov

Dept of Housing & Community Dev. - www.hcd.ca.gov

California Energy Commission - www.energy.ca.gov

California Building Standards Commission- www.bsc.ca.gov

Division of the State Architect - www.dsa.dgs.ca.gov

State Laws - leginfo.ca.gov/calaw.html

Office of Administrative Law - www.oal.ca.gov

August 1, 2009: Effective date of Title 24 adoptions through the 2007 Code Adoption Cycle, including the new Green Building Standards, 2008 Energy Standards, and many more amendments. Code Supplements on blue paper have been distributed. The supplements are available at www.bsc.ca.gov.

September 12, 2009: Last day to apply for IAPMO Certification examinations to be held on October 17, 2009 in Oakland, Oroville, Ontario, Sacramento and Ventura. See iapmo.org for application details.

October 24-31, and November 4-11, 2009: ICC Code Development Hearings, straddling the Annual Conference to be held November 1-4, 2009, Baltimore Maryland. See details at www.iccsafe.org.