



The WILLDAN Letter

News for California Building Departments

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Legislation of Interest to Building Departments

At this time there are several bills of interest still in the legislative process. Some bills listed below have been substantially amended, warranting a new look. One bill of interest has been passed and is now law. The following are abbreviated descriptions.

SB 183, introduced on February 17, 2009, became law on May 7, 2010, as Chapter 19 of the 2010 Statutes. It was amended seven times during the legislative process. The bill adds new provisions to the Health and Safety Code requiring State Fire Marshal certified **carbon monoxide detection devices** in existing single family dwellings on or before July 1, 2011, and all other existing dwelling units (including rentals) on or before January 1, 2013. These new provisions are located in Division 13, Part 1.5, of the Health and Safety Code, known as the State Housing Law. Thus enforcement is the responsibility of the local building department. See this bill for additional detail.

AB 1693, introduced on January 28, 2010, proposes to amend the California Building Standards Law in the Health and Safety Code to eliminate the requirement for annual code adoption cycles by the Building Standards Commission. The bill proposes one code adoption cycle at an **18 month interval** for supplements to an existing edition of the code in Title 24, California Code of Regulations.

AB 1964, introduced on February 17, 2010, proposes to extend the **mobilehome park inspections** mandated by Health and Safety Code Section 18400 et seq, to January 1, 2019. The inspection requirements are now scheduled to sunset on January 1, 2012. **SB 951** proposes a similar extension of the mobilehome park inspections.

AB 1975, as amended on June 16, 2010, proposes to add provisions to the Health and Safety Code requiring plans for buildings with multiple dwelling units to show a **water meter** or submeter, as a condition of permit issuance on and after January 1, 2013. The Department of Housing and Community Development will be required to develop building standards for the water meter and submeter installation.

AB 2472 has been amended twice since its introduction on February 19, 2010. The bill now proposes to amend the Health and Safety Code to allow Marin County to develop a pilot program for **green innovation building permits** to promote environmentally sustainable building materials, methods, and designs not yet addressed in the state's building codes.

AB 2516 has been substantially amended since its introduction last February. This bill now proposes to add new provisions to the Health and Safety Code requiring the Department of Housing and Community Development to establish an **Accessible Housing Task Force** with members from specified agencies and organizations. The Task Force is to explore specified matters of housing accessibility and report to the Legislature by June 30, 2012.

AB 2762, as amended on June 22, 2010, proposes to amend the Health and Safety Code portion known as the California Building Standards Law. The bill would authorize the Building Standards Commission to accept grants and gifts of funds to carry out mandated activities. This bill includes other proposals and several cleanup type amendments.



What's Up With the State?

■ The California Building Standards Commission adopted the 2010 California Building Standards Code (Title 24 of the California Code of Regulations) in January 2010. The publication date (when the public may purchase the new codes) is set at July 4, 2010. The effective date for application and enforcement is January 1, 2011. The new codes will be available for purchase at the usual vendors, including:

- ICC (www.iccsafe.org/Store)
- IAMPO (www.iapmostore.org/)
- California Book Express (www.constructionbook.com)
- Bookmark Inc. (www.bookmarki.com)

■ The California Building Standards Commission has been ordered by the Alameda County Superior Court to repeal provisions of the 2007 California Plumbing Code (CPC) allowing PEX plastic piping. The adoption of the PEX provisions in January 2009 was challenged, and the Court ruled that the Commission did not adequately address all requirements of the California Environmental Quality Act. Accordingly the Commission voted to repeal the PEX provisions in section 604.11 and Table 6-4 of the CPC to comply with the court decision.

An announcement on the Building Standards Commission website (www.bsc.ca.gov) explains that the repeal does not affect local ordinances allowing PEX piping as authorized by state law. See the announcement for the details.

In the meantime, the Building Standards Commission is proceeding to amend the Environment Impact Report, and will move to readopt the PEX provisions. Related documents are currently open for public comment until July 19, 2010.

■ The Office of the State Fire Marshal is conducting training throughout the state on the new fire sprinkler system requirements of the 2010 California Residential Code (Part 2.5 of Title 24), that will be effective on January 1, 2011. A schedule of class dates is available on the State Fire Marshal website osfm.fire.ca.gov/. Look under the Hot Topics list for Awareness Level Course on Residential Fire Sprinkler and the 2010 California Residential Code. There are 17 class dates between July and November 2010.

■ The Building Standards Commission is working with Green Technology to provide training on the 2010 California Green Building Standards Code (Part 11 of Title 24, California Code of Regulations). The CalGreen Code, as it is being called, becomes effective on January 1, 2011, and includes mandatory requirements for housing and commercial buildings. A schedule of class dates is available at the Green Technology website www.green-technology.org/calgreen/. Classes are available throughout the state through December 15, 2010.

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Did you know?

Did you know that a fire sprinkler system is required in newly constructed one and two family homes, and townhomes?

That is the case in over 100 jurisdictions throughout California under local ordinances. Soon it will be a statewide requirement.



On January 1, 2011, the new California Residential Code (CRC) becomes effective. The new CRC is Part 2.5 of the 2010 edition of the California Building Standards Code in Title 24. It is based on the International Residential Code published by the International Code Council.

CRC Section R313 requires an automatic residential fire sprinkler system in townhomes and one and two family dwellings that are covered by the scope of the new code. A fire sprinkler system is not required when performing alterations or additions to existing housing structures when a fire sprinkler system does not already exist. The CRC requires a fire sprinkler system to be designed and installed according to either the NFPA Standard 13D, or Section R313 of the CRC. Section R313 states that its provisions shall be considered equivalent to the NFPA Standard 13D. The CRC provides for stand-alone systems and systems that are interconnected with the water supply piping to plumbing fixtures of the dwelling.

CRC Section R313 establishes requirements for fire sprinkler system piping, sprinkler head ratings, location and coverage, water supply, inspection requirements, and more. The CRC provisions are available at the website of the Building Standards Commission www.bsc.ca.gov. Look for Express Terms (code text) for Part 2.5 under the 2009 Code Adoption Cycle.

The National Fire Sprinkler Association (NFSA) offers seminars and online courses on the NFPA 13D. Find details at www.nfsa.org. Look for the link to Seminars.

Important Dates

July 1, 2010: The provisions of the 2007 California Plumbing Code allowing PEX piping are repealed effective this date by court order. See our discussion in [What's Up with the State](#).

July 12, 2010: Last date to apply for DSA Certified Access Specialist examinations to be held in Sacramento on August 3, 2010, and in San Diego on August 4, 2010. See dsa.dgs.ca.gov/Access/.

August 16 and 31, 2010: California Building Standards Commission Hearings. An agenda will be available on the [BSC website](#). This meeting may be webcast at dca.ca.gov/stream/audiocast.asx.

September 11, 2010: Final filing date for IAMPO certification examinations to be held on October 16, 2010, in Oakland, Oroville, Sacramento, Ventura and Ontario (iapmo.org).



Legislation of Interest to Building Departments continued from front

SB 518, introduced on February 26, 2009, has now been amended eight times. It now proposes to require the Buildings Standards Commission to adopt building standards for the construction, installation, and alteration of graywater systems for indoor and outdoor uses in nonresidential occupancies, in accordance with prescribed requirements. The bill would terminate the authority of the Department of Water Resources to adopt such standards for graywater systems.

The following bills are worthy of watching because of the subject matter. Amendments are possible and that may increase the impact on building departments: **SB 1227, AB 433, AB 880, AB 828, AB 1001, AB 2001, AB 2373 and AB2701.**

See all the listed bills at the legislature's website leginfo.ca.gov/.

Photos of projects plan-checked or inspected by Willdan



Other News & Things to Remember

- CALBO has scheduled training on several subjects based on the forthcoming 2010 edition of the California Building Standards Code in Title 24, including the new California Residential Code and residential fire sprinkler standards. Find the dates and locations at the [CALBO website](#). Look under Building Department, then Training Institute/Educations, then Classes or Course Calendar.
- The 2010 construction cost threshold for applying Section 1134B.2.1 Exception, in Chapter 11B of the 2001 California Building Code (CBC) is \$128,410.86. In short, alteration projects in public accommodations (see definition in CBC Chapter 2) with a valuation less than \$128,410.86, may limit the cost of improving accessibility as provided in CBC Section 1134B.2.1 Exception. Each January the Division of the State Architect recalculates the threshold figure and provides the information on the [DSA website](#).
- When the California Building Code requires Braille on signs within buildings the Braille must be Contracted Grade 2 Braille, which is significantly different from ADA Braille. Many signs available for purchase were designed to meet ADA Braille requirements. Find the requirements for Contracted Grade 2 Braille in CBC Section 1117B.5.6.
- If you need training on the proper use of Title 24, see the training document that may be printed from the [BSC website](#). Look for blue underlined hyperlinks "Title 24" on the front page, then "About Title 24" ..



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