



The WILLDAN Letter

News for California Building Departments

Issue #28, October - December 2010

What's Up With the State?

- The 2010 edition of the California Building Standards Code in Title 24 of the California Code of Regulations has been available for purchase since July and will be effective and enforceable on January 1, 2011 statewide. Unfortunately, and as with all new codes there are errors and omissions. The California Building Standards Commission is preparing errata pages and a progress errata is available at the Commission's website www.bsc.ca.gov/. Look for Errata items identified by the BSC for the 2010 code standards. An official printed errata will be issued sometime in the near future.
- The California Building Standards Commission's Summer edition of its paperless newsletter named the CAL Code Quarterly, is available at the CBSC website. Included are several articles about the activities of the Commission and links to information on available training on the 2010 codes, especially the new California Residential Code and California Green Building Standards Code in Title 24.
- The dispute over PEX piping is over and PEX is now approved. The California Building Standards Commission made the announcement with details in Standards Bulletin 10-01, dated August 18, 2010, which is available at the CBSC website. In short, effective August 18, 2010, the exclusion of PEX from the 2007 California Plumbing Code (CPC) was removed. Further, PEX is listed as an approved piping material in the 2010 CPC. However, see the CPC and the bulletin for details and requirements.
- A Guide to Nonresidential Green Building Standards is available for viewing or printing at the Building Standards Commission website. The guide provides information and technical explanations of the green standards effective January 1, 2011. Clarifications on the application, intent, how to comply, and sample forms and worksheets are provided.
- A Guide to California Green Building Standards Code, Low-Rise Residential is available for viewing or printing at the Department of Housing and Community Development website hcd.ca.gov/codes/sh/. Look for CALGreen under the State Housing Law, Division of Codes and Standards links.
- The Office of the State Fire Marshal issued Information Bulletin, #IB0910, on September 8, 2010, regarding the use of anti-freeze in residential fire sprinkler systems and related actions by the NFPA. In short, it is not recommended but if there is no other alternative, then recommendations are provided. Read this bulletin at the SFM website osfm.fire.ca.gov/.
- On August 19, 2010 Mr. Howard "Chip" Smith became the Acting State Architect to lead the Division of the State Architect. Mr. Smith is a licensed structural engineer and architect with 16 years of experience with the Division of the State Architect.

Photos of projects plan-checked or inspected by Willdan



Legislation of Interest to Building Departments



The 2009/2010 legislative session is at its end except for veto override actions, if any, and of course the delayed state budget. We followed more than twenty bills this year but only two bills of interest for local building departments have passed and are effective on January 1, 2011. Descriptions are abbreviated.

Assembly Bill 1693 has passed (Chapter 145 of the 2010 Statutes). The California Building Standards Law in the Health and Safety Code is amended to require one code adoption cycle, at an 18 month interval, for supplements to an existing edition of the California Building Standards Code in Title 24 of the California Code of Regulations. No longer will there be annual code adoption cycles.

Senate Bill 518 (Chapter 622 of the 2010 Statutes) amends the Health and Safety Code to require the Building Standards Commission to adopt for building standards for the construction, installation,

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Did you know?

Did you know that a designated responsible person must reside upon the premises of most apartment buildings? It is true if the apartment building or buildings on one parcel have 16 or more apartment units. The responsible person may be a manager, janitor, housekeeper or other person with charge of the facilities, unless the owner resides at the apartment. This is a requirement of Section 42 of Subchapter 1, of Chapter 1, of Title 25 of the California Code of Regulations. Subchapter 1 is adopted by the California Department of Housing and Community Development as required by the California Health and Safety Code, Division 13, Part 1.5, known as the State Housing Law. Subchapter 1 is titled the State Housing Law Regulations. Section 42 makes this same requirement of hotels when there are 12 or more guest rooms.

Section 42 requires a sign stating the owner's name and address, or the name and address of the owner's agent in charge of the apartment house if there are fewer than 16 apartments but more than 4. The sign must be posted in a conspicuous place on the premises. Read the entire text of Section 42 available at the Office of Administrative Law website ccr.oal.ca.gov/.

You may be wondering why this requirement is important to a building department. Section 6 of the same subchapter in Title 25 states in part that "the governing body of every city or county shall adopt ordinances or regulations imposing the requirements contained in this subchapter." Further, Health and Safety Code Section 17961(a) requires the building department to enforce the State Housing Law and building standards and regulations adopted to implement the State Housing Law, regarding the maintenance, sanitation, ventilation, use, or occupancy of apartment houses, hotels, and dwellings.



Important Dates

October 4-8, 2010: CALBO Education Week North, San Ramon California. Details are available at the CALBO website calbo.org/.

October 19, 2010: California Building Standards Commission Hearing. An agenda will be available on the BSC website www.bsc.ca.gov. This meeting may be webcasted at www.dca.ca.gov/stream/audiocast.asx.

November 15-19, 2010: CALBO Education Week South, Costa Mesa. Details are available at the CALBO website.

November 18-19, 2010: CALBO Annual Business Meeting, Costa Mesa. Details are available at the CALBO website.

January 1, 2011: Effective date of the 2010 California Building Standards Code in Title 24 of the California Code of Regulations, including the new California Residential Code.



Other News & Things to Remember

Section 17972 from Health and Safety Code, Division 13, Part 1.5, known as the State Housing Law, prohibits persons from entering a dwelling to enforce building codes "between the hours of 6 o'clock p.m. of any day and 8 o'clock a.m. of the succeeding day, without the consent of the owner or of the occupants of the dwelling, nor enter any dwelling in the absence of the occupants without a proper written order executed and issued by a court having jurisdiction to issue the order." Health and Safety Code Sections 17960 and 17961 also relate to conducting inspections and provide useful authority. Read these laws at the state website leginfo.ca.gov/.

One way to be sure you are not missing accessibility requirements is to read a listing of common violations. Such a document is available at the website of the U.S. Department of Justice, ADA www.ada.gov/. Look for the document titled Common ADA Errors and Omissions in New Construction and Alterations available under the link The ADA and City Governments: Common Problems. Another interesting document available at this website is titled ADA Guide for Small Towns. Of course the accessibility requirements apply to county services and facilities equally. Check out these informative documents.

Legislation of Interest to Building Departments

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and alteration of graywater systems for indoor and outdoor uses in nonresidential occupancies, as a part of the next triennial edition of the California Building Standards Code adopted after January 1, 2011. Other related changes are made.

The following bill passed but is of lesser importance to local building departments.

Assembly Bill 2762 (Chapter 610 of the 2010 Statutes) amends the Health and Safety Code portion known as the California Building Standards Law, to allow the Building Standards Commission to accept grants and gifts of funds to carry out mandated activities.

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



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