



# The WILLDAN Letter

News for California Building Departments

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## What's Up With the State?

The California Building Standards Commission (CBSC) has been busy preparing for the new year. Here are some of the activities and new items available at the CBSC website [www.bsc.ca.gov/](http://www.bsc.ca.gov/).

1. There is a new 88-page Guide to Title 24 available on their website. This new educational document is a must have reference for anyone using Title 24. It explains the adoption of model codes, state agency adoptions, California Amendments and how to use the Matrix Adoption Tables.
2. The fall edition of the CBSC paperless newsletter, the CAL Code Quarterly, is available at the CBSC website. Included are articles about 2010 legislation, the new Deputy Executive Director Jim McGowan, Green Technology workshops titled "Understanding CALGreen" scheduled for the spring of 2011 throughout the state, and more.
3. Two informational bulletins were issued in late December 2010. The first, Building Standards Bulletin 10-02 dated December 21, 2010, advises of important 2010 legislative changes. The second, Building Standards Bulletin 10-03, dated December 22, 2010, is an update to Building Standards Bulletin 09-02 dated February 1, 2009, regarding local adoptions of Title 24 and more restrictive local requirements. Find both bulletins at the CBSC website.
4. There are three new Commissioners appointed to the CBSC by Governor Schwarzenegger filling recently vacated seats. Danielle Paxson of Playa del Rey will fill the Structural Engineer position; Doug Williams of Santa Rosa will fill the Local Fire Official position, and Jeffrey Schnurr of Sunol will fill the contractor position. Steven Winkel of Berkeley, a Commissioner since 2000, has been reappointed for another four year term in the Architect position.
5. The Guide to Nonresidential Green Building Standards, made available at the CBSC website some months ago, has been expanded to include information about Commissioning required by the new CALGreen Code.

The Department of Housing and Community Development is proposing new regulations in Chapter 3, of Title 25, of the California Code of Regulations, affecting commercial modulars and special purpose commercial modulars. In short, these mobile units will be required to comply with referenced Title 24 building standards. The public comment period that began in November 2010 will end on January 17, 2011. Find the proposed regulations and related rulemaking information at the HCD website [www.hcd.ca.gov/codes](http://www.hcd.ca.gov/codes) on the Manufactured Housing Program page.

Photos of projects plan-checked or inspected by Willdan



## Legislation of Interest to Building Departments

The 2011-2012 legislative session convened on January 3, 2011.

The last day to introduce 2011 legislative bills is set for February 18, 2011. Accordingly, our

April-June issue of *The Willdan Letter* will cover proposed 2011 legislation of interest to building

departments. In the meantime here is a summary of the most significant 2010 bills of interest to building departments, that became effective on or before January 1, 2011.



**Senate Bill 183**, introduced on February 17, 2009, became law on May 7, 2010, as Chapter 19 of the 2010 Statutes. The bill added 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 bill for additional detail.

**Assembly Bill 1693** (Chapter 145 of the 2010 Statutes) amended the California Building Standards Law in the Health and Safety Code 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) amended the Health and Safety Code to require the Building Standards Commission to adopt building standards for the construction, installation, 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.

Go to the legislature's website [leginfo.ca.gov](http://leginfo.ca.gov) for the complete text of the bills. Select the "2009-2010 session" when searching the site for 2010 legislation.

## Did you know?

Did you know that some new buildings will be subject to commissioning this year? And, what is commissioning?!

Commissioning is a quality assurance process required by the 2010 California Green Building Standards Code, also known as CALGreen Code, which is Part 11 of Title 24, California Code of Regulations. The CALGreen Code became effective on January 1, 2011, and therefore applies to most new buildings where the date of submittal for the building permit occurred on or after January 1, 2011 (Reference Health and Safety Code 18938.5).

The commissioning requirements apply to nonresidential buildings of 10,000 square feet or more of floor space. The process is to be performed by qualified persons to verify that building systems and components meet the owner's requirements and the basis of the building design, all according to a Commissioning Plan developed during the design process that applies through construction to occupancy.

Building systems and components covered by the California Energy Code (Part 6 of Title 24) shall be included in the scope of the required Commissioning Plan. The plan must also include performance testing to assure that systems and equipment are operating in a manner as originally intended to achieve maximum efficiencies.



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The commissioning plan must identify a commissioning coordinator and a commissioning team to include the coordinator, building owner or owner's representative, building staff, design professionals, contractors, equipment manufacturers, and testing specialists. The final step in the commissioning process is to provide written operating procedures and training for the building operator so that the green building design is maintained.

CALGreen training opportunities are available in the coming months. Green Technology is one source of green code training. See their training offerings at [www.green-technology.org/calgreen](http://www.green-technology.org/calgreen). In the meantime, see Section 5.410 of the CALGreen Code and how to apply Commissioning in the Guide to Nonresidential CALGreen Code, available at the CBSC website [www.bsc.ca.gov](http://www.bsc.ca.gov). Look for the CALGreen tab.

## Other News & Things to Remember

The California Energy Commission has issued Blueprint (newsletter) number 98, dated December 29, 2010, with information and clarification about Residential Radiant Barrier Compliance, Water Chilling Packages, and Guidelines for HERS Compliance. This new issue and all prior issues of the Blueprint are available at the California Energy Commission website [www.energy.ca.gov/efficiency/blueprint/](http://www.energy.ca.gov/efficiency/blueprint/).

Between 2000 and 2010 Conifer acres (pine forests) burned by wildfires averaged 193,000 acres per year, compared to an annual average of 48,000 acres burned over the previous four decades. This and many other interesting statistics are included in the State Fire Marshal's 2009 Annual Report. The report is available at the SFM website [osfm.fire.ca.gov](http://osfm.fire.ca.gov).

The Construction Cost Threshold Value necessary to apply California Building Code Section 1134B.2.1, Exception 1, in regard to accessibility improvements while performing structural repairs, alterations and renovations to existing buildings, is adjusted each January. The 2010 valuation was \$128,410.86. Watch the Division of the State Architect website [www.dgs.ca.gov](http://www.dgs.ca.gov) for the posting of the 2011 valuation. Look under Access Compliance.

The 2011 Code Adoption Cycle is about to begin. Watch the California Building Standards Commission website [www.bsc.ca.gov](http://www.bsc.ca.gov) for announcements of proposed amendments and additions to the 2010 edition of Title 24. Any adoptions resulting from this cycle will be effective in 2012.

## Important Dates

**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 and CALGreen Code.

**January 19, 2011:** California Building Standards Commission Hearing. An agenda will be available on the BSC website [www.bsc.ca.gov](http://www.bsc.ca.gov). This meeting may be webcast at [www.dca.ca.gov/stream/audiocast.asx](http://www.dca.ca.gov/stream/audiocast.asx).



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