



The WILLDAN Letter

News for California Building Departments

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What's Up With the State?

- Mr. David Walls, Executive Director of the California Building Standards Commission, has announced his retirement. The position is advertised at the Commission's website www.bsc.ca.gov.
- The 2010 Code Adoption Cycle is approaching the end of the process with the last of three separate public comment periods ending on June 30, 2011. There may still be additional 15-day public comment periods for additional revisions to the proposed code language. There are proposals by seven state agencies to make amendments to the 2010 edition of Title 24. Next is the public hearing scheduled for July 20, 2011, when some of the proposals will be considered for adoption. The remaining proposed code changes will be the subject of a hearing in October 2011. The schedule is for the code changes that are adopted to be effective on July 1, 2012. You may review the proposals and all the public comments at the CBSC website www.bsc.ca.gov. Look for "Proposed Changes".
- The Department of Housing and Community Development is proposing new regulations in Chapter 3, of Title 25, of the California Code of Regulations, effecting commercial modulars and special purpose commercial modulars. These mobile units will be required to comply with referenced Title 24 building standards. Another public comment period will end on July 13, 2011, regarding amendments to the originally proposed regulations. Find the information at the HCD website www.hcd.ca.gov/codes. Look for the documents under the Manufactured Housing Program page.
- The California Energy Commission has issued its March-April 2011 newsletter, known as **Blueprint**. It is Issue 99 with articles "Get Involved in Energy Upgrade California" and "Guidance for Enforcement Agencies Regarding Approval

Procedure for Weigh-In Method". There is also information about employment opportunities at the CEC. Find this newsletter at the CEC website www.energy.ca.gov; enter "Blueprint" in the search field.

- James V. Vitale has been appointed as the first Executive Director for the new California Commission on Disabled Access. Read the press release available at the CCDA website www.ccda.ca.gov. Mr. Vitale assumed this position on June 20, 2011.



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Photos of projects plan-checked or inspected by Willdan



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Legislation of Interest to Building Departments

The 2011-2012 legislative session is at mid-season, and there are several bills that are progressing with impact on matters of interest to building departments. Some of the following bills have taken on several amendments. Our descriptions are brief. Go to the legislature's website www.leginfo.ca.gov for the complete text of the bills.

AB 19: This bill has been amended three times since its introduction and now proposes to require a water meter or submeter for each dwelling unit of a multiunit residential building where the application for water service is made after January 1, 2014.

AB 275: This bill has been amended three times and proposes to enact the Rainwater Capture Act of 2011. It would authorize residential, commercial, and governmental landowners to install, maintain, and operate rain barrel systems.

AB 296: This bill has been amended four times since its introduction. As amended the bill proposes that the Building Standards Commission consider adopting a cool pavement standard developed by the California Department of Transportation, during the next triennial adoption cycle of the California Green Building Code that begins after January 1, 2015.

AB 849: After five amendments, this bill now proposes to amend the authority of local government to establish more restrictive building standards for graywater systems than those standards developed under Health and Safety Code Section 17922.12 by the Department of Housing and Community Development.

AB 930: This bill proposes that one of the commissioners of the California Building Standards Commission be experienced in sustainable building design, construction and operation.

Other bills worthy of watching include AB 370 on tankless water heater venting, AB 482 on green buildings, SB 726 making an exception for fire sprinklers in single-family dwellings, and SB 886 on licensing of fire sprinkler installers. These bills have not advanced well in the legislative process to date and may be amended before moving ahead.

Did you know?

Did you know there is more than one way to find legislative bills? The California Legislature's website features at least four ways to search for a bill.



One way is to just enter the bill number. Another is to enter the author's name. But what if you don't know the bill number or the author's name? You can search by "keywords"; for example you could search for bills with keywords like "building", "fire alarm", "disabled access" or some other word likely to relate to the subject you are interested in. While this is a good method, it can be tedious and time consuming.

There is yet another way. However, this method requires that you have knowledge of the areas of law regarding the subject you are looking for. The Legislature's website provides a Table of Affected Sections listing all the state laws by section number that are affected by proposed legislation. For each affected section of law the table identifies the bill number and whether the bill is adding or amending the law. The table also links directly to the bill.

For example, let's say you want to be aware of any legislation proposing new housing accessibility requirements or amendments to existing laws regarding housing accessibility.

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First you will need to know that housing accessibility is the subject of Government Code Section 12955.1. Then you can look through the Table of Affected Sections for Government Code Section 12955.1. Further, look at section numbers close to Section 12955.1 because a bill may propose new accessibility requirements in new sections.

You may think that it is too much to remember the section numbers of various state laws regarding buildings and features of buildings. Well, remember that the state laws regarding buildings and building features that result in the adoption of building standards are listed in Sections 102 through 114 of the 2010 California Building Code (Title 24, Part 2, Volume 1). The laws are listed under the Authority and Reference of each section.

So, how about giving this last method a try? It is much easier than it sounds. Just go to the Legislature's website www.legislature.ca.gov and click on Bill Information, then click on *Table of Affected Sections*.

Here is a list of some state laws on building subjects:

- State Housing Law: Health and Safety Code Sections 17910 through 17998.3
- Building Standards Law: Health and Safety Code Sections 18901 through 18949.51.
- Fire and Life Safety: Health and Safety Code Sections 13100 through 13153, and Section 13800 through 13806.
- Accessibility in Public Buildings: Government Code Sections 4450 through 4461.
- Accessibility in Public Accommodations: Health and Safety Code, Sections 19952 through 19959.5.
- Accessibility in Housing: Government Code 12955 through 12956.2.

Important Dates

July 1, 2011: A carbon monoxide detection device is required in single-family dwellings. See Health and Safety Code Section 17926.

July 20, 2011: California Building Standards Commission Hearing. An agenda will be available on the CBSC website www.bsc.ca.gov. This meeting may be Webcasted at www.dca.ca.gov/stream/audiocast.asx.



Other News & Things to Remember

- The Office of the State Fire Marshal has Compliance Policies on how to meet the requirements of Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, of the 2010 California Building Code (Title 24, Part 2, Volume 1). These helpful documents are available at the SFM website osfm.fire.ca.gov. Look for Building Code Chapter 7A Wildfire Protection Information.
- Do you need to be aware of the differences between the Federal accessibility standards and those in the California Building Code Chapter 11B? One source of help is available in a side-by-side comparison available at the Division of the State Architect website www.dgs.ca.gov. Look under: 1) Access Compliance; 2) Enforcement and Certification Efforts; 3) State and Local Code Enforcement Efforts; 4) Side-by-side Analysis.
- The last examination for the Access Specialist program (CASP) was administered by DSA on June 29, 2011. At this time there is no announced date for the next examination. For the next filing deadline and examination date watch the DSA website www.dgs.ca.gov. Look under "Access Compliance", then "Certified Access Specialist (CASP) program".
- CALBO has announced their 2011 Education Weeks dates: September 26-29, 2011 in the North, and October 17-20 in the South. Get the details from www.calbo.org.