



The WILLDAN Letter

News for California Building Departments

Issue #32, October - December 2011

What's Up With the State?

- Mr. Jim McGowan is the new Executive Director of the California Building Standards Commission. Previously Mr. McGowan served as the Deputy Executive Director, assisting Mr. Dave Walls, since October 2010. He has extensive experience with building codes relating to housing, gained while with the Department of Housing and Community Development, Division of Codes and Standards, dating back to 1975. An announcement of this appointment is available on the Commission's website, www.bsc.ca.gov.
- The 2010 Code Adoption Cycle is near the end of the process. Many of the code proposals were approved by the Building Standards Commission at a July 20, 2011, hearing. The last of separate public comment periods closed on October 2, 2011. Next is a public hearing on October 19, 2011, when numerous remaining proposals will be considered for approval. Code changes adopted through this 2010 Cycle are scheduled to be effective on July 1, 2012. You may review the proposals and all the public comments at www.bsc.ca.gov. Blue colored supplement pages with all the revisions for your Title 24 binders will be available in spring 2012.
- The Department of Housing and Community Development has adopted new regulations in Chapter 3, of Title 25, of the California Code of Regulations, affecting commercial modulars and special purpose commercial modulars. These mobile units will be required to comply with referenced Title 24 building standards, effective in October 2011. Find the information at the HCD website www.hcd.ca.gov/codes. Look for documents under the Manufactured Housing Program page.
- The Division of the State Architect has issued revised Bulletin 11-07, dated August 16, 2011, regarding the application of the accessibility standards of the California Building Code (California Code of Regulations, Title 24, Part 2, Volume1) and new federal ADA standards. **This is a must read document.** Read it [here](#).
- The California Commission on Disabled Access, www.cdda.ca.gov, established by SB 1608 (Chapter 549 of 2008 Statutes) now has an office at 721 Capitol Mall, Room 260, Sacramento, CA 95814.
- The Building Standards Commission has three new training documents available at the Commission's website www.bsc.ca.gov. They are about accessing state laws, regulations and legislation using the state websites. Each document provides a step by step explanation of the process along with illustrations. The training documents may be read online or printed at no cost:
[Accessing State Regulations On-line](#),
[Accessing State Laws On-line](#)
[Accessing State Legislation On-line](#)

continued next column



9 offices in California. Visit willdan.com for [Locations](#) and [Building Department Services](#).

Visit willdan.com/WilldanLetter for previous editions of this newsletter and to subscribe to the online edition.

Legislation of Interest to Building Departments

The 2011-2012 legislative session is nearly history. Hundreds of bills are on the Governor's desk for approval or veto. Below are the bills with impact on matters of interest to building departments. As we go to print only one has been signed by the Governor and will be effective January 1, 2012. Our descriptions are brief. Go to the legislature's website leginfo.ca.gov for complete text of the bills.



AB 275: This bill 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 849: This bill 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 (Chapter 399 of the 2011 Statutes): This bill has passed. It amends Health and Safety Code Section 18921 to require that one of the commissioners appointed to the California Building Standards Commission be experienced in sustainable building design, construction and operation.

Other bills worthy of watching for possible action during the 2012 session include **AB 19** on water meters or submeters for units of a multifamily dwelling, **AB 296** on cool pavement standards, **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, or they may expire at the end of 2012.

Did you know?

Did you know that gas shutoff devices designed to shut off the flow of gas during seismic motion, or due to excessive flow, are required to be approved to standards developed by the Division of the State Architect? It is true. And inspectors should be looking for required labels to verify DSA approval.



State law in Health and Safety Code Sections 19180 through 19204 empowers a city, county, or city and county to enact an ordinance requiring the installation of seismic gas shutoff devices or excess gas flow devices on gas piping for a building (excluding utility company piping) open to the public, and requires that such devices meet standards developed by the Division of the State Architect (DSA). The DSA standards and related regulations may be found in the California Code of Regulations, Title 21, Division 1, Chapter 1, Subchapter 5, commencing with Section 1371, and in Subchapter 6, commencing with Section 1386. Subchapter 1 addresses the Earthquake Sensitive Gas Shutoff Valves, and Subchapter 6 addresses Excess Flow Automatic Gas Shutoff valves. These regulations establish requirements and processes for the device manufacturer to obtain DSA certification, testing agency qualifications and procedures, labeling of the devices, fees and violations.

Building inspectors finding such devices on the gas piping of buildings should verify



that the device is labeled as required by Section 1378 and 1393. This assures that only devices meeting the standards are being sold and installed.

For example, Section 1378 of the DSA regulations requires both the Earthquake Sensitive Gas Shutoff device and its market container (box) to have a label affixed by the device manufacturer. The labeling may be attached, engraved, embossed, etched or adhesively applied. The label shall provide the manufacturer's name and address, and the certification number issued by DSA.

For more detail and exceptions, find the Health and Safety Code Section 19180 through 19204 at leginfo.ca.gov/calaw.html, and the DSA regulations in Title 21 Sections 1371 through 1400, at the Office of Administrative Law website oal.ca.gov.

The Willdan Letter is going completely green!

If you receive a paper edition of the Willdan Letter and wish to continue receiving this information each quarter, you must subscribe to our eNewsletter edition. We will not use the information you provide for any other purpose or give it away.

You can subscribe by any one of three methods:

- Fill in a brief form at www.willdan.com/newsletterSub.aspx, or
- E-mail your name, organization and email address to: webmaster@willdan.com, or
- Phone the Willdan webmaster at 714.940.6321.

Important Dates

October 17-20, 2011: CALBO Education Week at the Ontario Double Tree Hotel. Details at www.calbo.org.

October 19, 2011: California Building Standards Commission Hearing. An agenda will be available at www.bsc.ca.gov. This meeting may be webcasted at www.dca.ca.gov/stream/audiocast.asx.

October 30-November 6, 2011: 2011 Annual ICC Conference, Phoenix AZ. Details at www.iccsafe.org, event calendar.



Other News & Things to Remember

- During the annual conference of the International Code Council (ICC) in Phoenix Oct. 30 through Nov. 6 2011, ICC will be selling copies of "The Analysis of Irregular Shaped Structures, Diaphragms and Shear Walls," to be jointly published by McGraw-Hill and ICC on November 1 2011. The book was co-authored by Willdan plan check engineer R. Terry Malone, P.E., S.E., and Robert Rice, Building Safety Director, Josephine County, OR. Mr. Malone will also participate in a Cracker Barrel session at the conference.
- Do you have questions about Title 24, or maybe the process of adopting Title 24? The *Guide to Title 24* and *Frequently Asked Questions* at www.bsc.ca.gov will help.

Photos of projects plan-checked or inspected by Willdan

