

BUILDING STANDARDS COMMISSION

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BUILDING STANDARDS INFORMATION BULLETIN 16-03

DATE: DECEMBER 30, 2016

TO: INTERESTED PARTIES

SUBJECT: 2016 LEGISLATIVE CHANGES

This information bulletin summarizes the 2016 legislative changes to state laws related to buildings and building standards. The statutory changes summarized in this bulletin become effective on January 1, 2017, unless otherwise specified in statute. Select the hyperlinks imbedded in the heading of each bill to view the specific statutory changes.

[AB 1033, Eduardo Garcia \(Chapter 346, Statutes of 2016\)—Economic impact assessment: small business definition.](#)

- With certain exceptions, this bill authorizes a state agency, when preparing the economic impact assessment, to use a consolidated definition of small business to determine the number of small businesses within the economy, a specific industry sector, or geographic region, and would define "small business" for that purpose as a business that is independently owned and operated, not dominant in its field of operation, and has fewer than 100 employees.

[AB 1732, Ting \(Chapter 818, Statutes of 2016\)—Single-user restrooms.](#)

- Commencing March 1, 2017, this bill requires all single-user toilet facilities in any business establishment, place of public accommodation, or government agency to be identified as all-gender toilet facilities, as specified. The bill would authorize inspectors, building officials, or other local officials responsible for code enforcement to inspect for compliance with these provisions during any inspection.

[AB 2161, Quirk \(Chapter 73, Statutes of 2016\)—Parking lots: design: insurance discount.](#)

- This bill authorizes an insurer to consider the installation of vehicle barriers as a safety measure and would authorize an insurer to provide or offer a discount on the commercial property owner's insurance, as specified. The bill would require that any discounts be determined to be actuarially sound and approved by the Insurance Commissioner prior to their use.

[AB 2515, Weber \(Chapter 576, Statutes of 2016\)—Water Conservation in Landscaping Act: model water-efficient landscaping ordinance.](#)

- This bill requires the Department of Water Resources (Water Resources), on or before January 1, 2020, and at least every three years thereafter, to either update the Model Water-Efficient Landscaping Ordinance (MWELo) or make a finding that an update at that time is not a useful or effective means to improve either the efficiency of landscaping water use or the administration of the ordinance. Further, this bill requires Water Resources, when MWELo is updated, to submit the update to the California Building Standards Commission for consideration during the triennial revision process of the California Green Building Standards Code (Cal. Code Regs., Tit. 24, Part 11).

[AB 2800, Quirk \(Chapter 580, Statutes of 2016\)—Climate change: infrastructure planning.](#)

- This bill, until July 1, 2020, requires state agencies to take into account the current and future impacts of climate change when planning, designing, building, operating, maintaining, and investing in state infrastructure. The bill, by July 1, 2017, and until July 1, 2020, requires the agency to establish a Climate-Safe Infrastructure Working Group for the purpose of examining how to integrate scientific data concerning projected climate change impacts into state infrastructure engineering, as prescribed.

[SB 7, Wolk \(Chapter 623, Statutes of 2016\)—Housing: water meters: multiunit structures.[†]](#)

- This bill authorizes, effective January 1, 2018, landlords of multifamily residential rental buildings to use submeters to separately charge tenants for water service. This bill also establishes rules and safeguards for tenants and landlords for the practice of submetering individual dwelling units. Further, this bill authorizes the Department of Housing and Community Development to develop and propose for adoption by the California Building Standards Commission, building standards requiring the installation of water meters and submeters in newly constructed multiunit residential structures or mixed-use residential and commercial structures, as those terms are defined in Section 517 of the Water Code. Finally, effective January 1, 2018, the Water Measurement Law would be expanded to require an owner of a newly constructed multiunit residential structure or mixed-use residential and commercial structure to install submeters that comply with all applicable laws and regulations prior to receiving service from a water purveyor.

[SB 465, Hill \(Chapter 372, Statutes of 2016\)—Building construction: contractors: discipline: reporting: building standards.[†]](#)

- This bill requires a working group formed by the California Building Standards Commission, to study recent exterior elevated element failures in California and related relevant information, solicit technical expertise from specified state agencies and other parties, and submit a report containing findings and recommendations for statutory changes or changes to the California Building

[†] Please contact the Department of Housing and Community Development for further information on bills that have an impact on housing:

Standards Code (Cal. Code Regs., Tit. 24) to the appropriate policy committees of the Legislature by January 1, 2018. If the working group determines that one or more changes to the California Building Standards Code are needed as soon as possible in order to protect the public, the bill requires the working group to submit the recommended changes to the appropriate state agency or agencies for consideration as soon as possible.

- Further, the bill requires licensees to report to the Contractors State License Board's (Board) registrar any felony convictions and any other convictions related to their work as a licensed contractor. The bill requires the Board to study results of certain claims for construction defects for rental residential units as part of a report to the Legislature containing other specified information. This bill also requires the Department of Industrial Relations' Division of Occupational Safety and Health to transmit copies of its actions taken against a contractor to the Board.

[SB 944, Committee on Transportation and Housing \(Chapter 714, Statutes of 2016\)—Housing omnibus.](#)[†]

This 2016 housing omnibus bill contains various non-controversial changes, including, but not limited to, the following:

- Health and Safety Code Section 18935(a) is amended to specify the California Building Standards Commission submit only the notice of proposed building standards to the Office of Administrative Law for publication in the California Regulatory Notice Register. The requirement to also submit the Initial Statement of Reasons along with the notice is deleted.
- Civil Code Section 1952.7(c)(1) is amended to replace the incorrect reference to the National Electrical Code with the correct reference to the California Electrical Code (Cal. Code Regs., Tit. 24, Part 3).

[SB 945, Monning \(Chapter 364, Statutes of 2016\)—Pet boarding facilities.](#)

- This bill establishes procedures for the care and maintenance of pets boarded at a pet boarding facility, including, but not limited to, sanitation, provision of enrichment for the pet, health of the pet, and safety. The bill would specifically authorize a city, county, or city and county to adopt ordinances that establish additional standards and requirements for a pet boarding facility.

As appropriate, the California Building Standards Commission (Commission) updates the California Building Standards Code (Cal. Code Regs., Tit. 24) with changes resulting from newly enacted legislation. This information bulletin is not intended to be a complete digest of all new laws affecting buildings, building standards, and the Commission. The complete text of each law can be reviewed on the California legislative information website at <http://leginfo.legislature.ca.gov/>.

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For additional information regarding legislative changes relative to building standards please contact the Commission via telephone at (916) 263-0916 or by email at cbisc@dgs.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'MIA', with a long horizontal stroke extending to the right.

Mia Marvelli
Executive Director
Department of General Services, California Building Standards Commission

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