

***BIC Special Meeting
of
September 23, 2015***

Agenda Item 5b

DBI Legislative Update

BIC September 23, 2015

Per BIC requests for information about legislation affecting the San Francisco Building Code, below please find the most recent Summary from the Board of Supervisors, as well as from Code Advisory Committee meetings and recommendations:

New Legislation

File No. 150559 is DBI's proposed changes in its Fee Schedule/Tables, provides an overall 10 percent reduction in DBI fees, and adds additional dollar filters to Major Project Valuations – reflecting the recently completed Controller's Fee Study.

STATUS: Passed unanimously on Sept. 8 and will take legal effect on October 21st. DBI's MIS staff in the process of updating systems for seamless customer interface.

File No. 150571/Ord. No. 146-15 waives DBI and Planning plan review fees for owners opting to pursue the voluntary legalization of currently illegal in-law units to stimulate more participation.

STATUS: Signed by the Mayor on Aug. 6, it took legal effect on Sept. 3rd. The Mayor proposed these fee waivers to stimulate owner interest in legalizing in-laws; in the first 16 months of the program we have issued a total of 70 permits, with another 97 under Planning review. DBI's average plan review fees on these permits were roughly \$1,540 each, while Planning's were about \$100 higher than DBI's average – meaning owners taking advantage of the new fee waivers will save roughly \$4,000 if they complete the legalization process. **Note: Supervisor Wiener has scheduled a 1-year Status Report at Land Use on Oct. 5, when DBI/Planning staff will provide an update on this program.**

File Number To Be Assigned – Supervisor Avalos proposed ordinance to establish a **Mandatory Legalization of Illegal Units' program.**

STATUS: The Supervisor's staff contacted DBI recently for any departmental input prior to its introduction. A meeting to discuss this draft is being scheduled, and the Mayor's Office also is involved.

File No. 150365/Wiener and File No. 150585/Christensen are expansions of efforts to facilitate owners with additional space within existing buildings to add dwelling units in District 8 (Castro) and District 3 (Chinatown-North Beach). These augment the previously enacted Wiener ADU legislation/Ord. No. 30-15, which permits ADUs when an owner has completed a seismic retrofit which, to date, has generate a total of five issued ADU permits. Director Hui and other DBI staff will participate in a workshop tomorrow, Sept. 24th, 6 p.m., Ft. Mason Fire House, with the SF Apartment Association's members to explain the ADU review/approval process. Details/FAQs are posted on the DBI web site.

STATUS: Passed on Sept. 8, and will take legal effect Oct. 6. DBI already has issued a new Information Sheet, G-23, providing technical guidance on these ADUs, and we are participating in a number of outreach events to brief owners/members of the public on the process. Planning recently published an

ADU Handbook to provide owners with prototypes and construction cost estimates, available online and at public counters. Planning estimates there may be more than 45,000 buildings eligible for ADUs. Thus, these ADU ordinances may generate increases in DBI- issued permits/inspections in the coming year.

REMINDER: **File No. 140954/Ord. No. 30-15** – Supervisor Wiener’s ordinance to add in-law units during either a mandatory or voluntary seismic retrofit, so long as the additional unit(s) fits within the existing building envelope.

STATUS: The Board passed the ordinance unanimously, the Mayor signed it, and it took legal effect on April 27th. DBI Technical Services, with Planning, the Fire Marshal, and the Rent Board, have generated a new Information Sheet, G-23, to provide guidelines to implement this new option to add dwelling units within the existing building envelope. Amends the Planning Code to permit exemptions from dwelling unit density limits when adding dwelling units to existing buildings undergoing seismic retrofitting. To date, while DBI has had roughly 175 counter visits and 125 phone calls about this new opportunity to add affordable housing units, **we have only received 3 permit applications to add such dwelling units with a seismic retrofit.**

File No. 150587 is a new ordinance from Supervisor Wiener **requiring owners to notify all tenants in a building where a demolition or merger of a dwelling unit is proposed**, and requires an affidavit and notification if kitchens, stoves or bathrooms would be removed.

STATUS: This ordinance is **expected to be heard in the Land Use Committee in September-October.** Upon enactment, it will correct the current situation where tenants are notified in legal unit situations, but do not receive notices if they are in illegal units -- and thus is another attempt to preserve the City's most affordable housing stock.

File No. 150431 – Ordinance to establish an **Emergency Interagency Fire Safety Task Force to review and make recommendations on possible future legislation** and/or other solutions to improve fire safety in multi-unit residential and multi-use buildings in the wake of several fatal fires at the beginning of 2015.

STATUS: Passed unanimously and took legal effect on July 17th. **The third meeting of this new Fire Safety Task Force was yesterday, Sept. 22nd,** with additional three public meetings to come, through November 10, when final recommendations will be sent to the Board for possible legislative action. Task Force members include DBI, the Fire Department, the Department of Public Health and Public Utilities Commission.

Katy Tang Fire Safety Ordinance -- likely DBI enforcement role of owners' responsibilities.

STATUS: **Passed unanimously July 28th and took legal effect on Aug. 31st.** Amends the San Francisco Fire Code to require owners and homeowners' associations of buildings with five or more residential units to post and provide fire safety information to residents. Owners would be required to post in a conspicuous location, such as in a common area on each floor of the building, written information disclosing the following fire safety features of the building: The location of the fire extinguishers; • The location of the emergency exits; • The location of the building's fire alarm system; • The location of the

gas shut-off valve for the building, if any; • Each location in the building protected by fire sprinklers; and • Any other information that would assist a resident to escape or prevent fire. The information would be posted in English, Chinese and Spanish and updated by January 31 of each year. Owners would also be required to review the information with residents signing new leases after the effective date of the ordinance. In addition to the above information, owners would review: • The location of smoke alarms in the resident's unit and how to confirm that they are working; and • The location of any carbon monoxide detector in the unit and when it was last replaced.

Ordinance No. 130119 -- Mandatory Seismic Retrofitting of Soft Story buildings –Introduced this at the Board on February 5th, with six co-sponsors, Supervisors Chiu, Wiener, Mar, Farrell, Breed and Yee; substituted in March; passed unanimously and Mayor signed April 18, 2013. It became legally effective June 3, 2013. Targets a type of wood framed building three or more stories, with five or more dwelling units, whose permit applications pre-date Jan. 1, 1978; studies show they are likely to collapse in a strong earthquake without retrofitting.

STATUS: As of last week, the number of non-compliant owners fell to 3 out of the 6,733 owners notified who have not submitted Screening Forms, and 2 owners in Tier One have not submitted the permit application by 9/15/15, as required --meaning we have a compliance rate that is close to 100 percent in terms of submitting the required screening forms and meeting Tier One requirements. All non-compliant buildings are now in Code Enforcement, and include posting the building with an Earthquake Warning code enforcement placard, and scheduling of Director's Hearings. We have 5,063 in the retrofit program, which is 75 percent of those notified. We have issued a total of 637 permits, and 259 retrofits have been completed.

Ordinance No. 182-14 – Vacant Storefront Registration. Per Supervisor Tang's approved legislation, we have a new process requiring vacant storefront/commercial property owners to register these buildings. DBI will work closely with the Mayor's Office of Economic and Workforce Development, as well as with the Small Business Commission, to provide such addresses to small business owners seeking available space.

STATUS: Supervisor Avalos has scheduled an October 15th Hearing on Vacant Residential and Commercial Buildings at the Public Safety & Neighborhood Services Committee for an update on what the City is doing to address "persistently blighted residential and commercial properties." DBI staff will explain its programs, along with the City Attorney, District Attorney, Police Department, Planning and Public Works. Owners are urged to visit www.sfdbi.org/vacant-or-abandoned-buildings to obtain essential information to assist them in complying with this new ordinance. DBI Inspectors will not post the first Notice of Violation for those failing to register for the first 270 days in order to provide ample time for owner awareness about this new ordinance, and as an incentive to re-rent the property quickly and thereby eliminate the need to register and pay the annual registration fee.

Coming Legislation

File No. – Not yet assigned. **Supervisor Tang's Proposed Mandatory Disabled Access Improvements' ordinance** – Amends the Building Code to require any existing building with a place of public

accommodation either to have all primary entries and path of travel into the building accessible by person with disabilities or receive from the City a determination of equivalent facilitation, technical infeasibility, or unreasonable hardship; establishes a Disability Access Compliance Unit with DBI; and established a fee to offset the costs of the disability access improvement. Mirrors the compliance timeline structure of the successful Mandatory Soft Story Program wherein property owners will be put on a sliding compliance timeline dependent on their type of place of accommodation and have a limited timeframe to meet the accessibility requirements.

STATUS: We expect this ordinance to be heard in Land Use in September-October, pending additional refinements from stakeholders.

Ord. No. 53-15 City Housing Balance and Reporting – Per Supervisor Kim, a Land Use Hearing will be held on Sept. 28 to examine where the City is in terms of adding housing units, especially those qualifying as “affordable” units. DBI staff will report specifically on the numbers of Residential Hotel units either withdrawn or added between April 2014 and September 2015.

File No. – Not yet assigned. Supervisor Tang, per a July 22nd hearing at Budget & Finance, has asked DBI to be part of a multi-departmental internal assessment to stipulate ways to expedite permit reviews/approvals related to restaurant openings. Staff will meet internally to address this request, with recommendations due to Sup. Tang by January 2016. DBI Staff is meeting internally to develop its response.

File No. 141118, Building Façade Inspection and Maintenance. Proposed by the Mayor’s Office of Earthquake Safety, this amends the building code to require that facades of buildings with five or more stories be inspected periodically by a qualified engineer or architect, with inspection reports submitted to DBI according to an inspection and reporting schedule. Maintenance of facades to be conducted in accordance with an Administrative Bulletin developed and published by DBI and based upon a national standard. The ordinance also establishes a fee to cover DBI costs for reviews and evaluations. We continue to work with the Mayor’s Director of Earthquake Safety on this draft.

STATUS: A draft ordinance from the Mayor’s Office of Earthquake Safety is expected to come to the Code Advisory Committee in September-October, where it will be scheduled for review and recommendation to the BIC among other recently-enacted DBI legislative priorities.

File No. 150350 – Sup. Wiener’s ordinance that requires the use of alternate water sources in new construction projects of 250,000 square feet or more, as well as those of 40,000 square feet or more, which will be required to prepare and file a water use budget.

STATUS: Passed by the Board of Supervisors on June 23rd and was approved by the Mayor on July 2 and took legal effect by mid-August. In the substituted version, BIC becomes a possible Appeal body for anyone challenging an issued encroachment permit to complete such an alternate water system. Given

that the appeal also could go to the Board of Appeals, or to the Board of Supervisors, it is unknown whether or not this will have any impact on the total number of BIC appeals. The ordinance stipulates the appeal can go only to one body, and the decision by that appeal body is final. There are two principal differences in the substituted version of the ordinance:

- 1) It expands the program to all buildings citywide 250k square feet or more, not just those in the purple pipe zone; and
- 2) It changes the permit type for any alternate water source piping in the public right of way from a major encroachment to a minor encroachment.

File No. 140950 –City Fleet Management by City Administrator, Car Sharing and Online Reservation System. Co-sponsored by Supervisors Farrell, Avalos, Kim and Mar, this ordinance transfers responsibility from the Department of Environment to the City Administrator, and retains the Waiver annual application for departments who require City cars to fulfill required responsibilities.

STATUS: Passed by the Board of Supervisors on July 7 and **took legal effect in late August**. DBI has reminded the City Administrator’s staff of the required access our inspectors continue to need to fulfill Charter-mandated responsibilities. For other, non-essential vehicle uses, the City Administrator will create an online reservation system through master contracts with car sharing services for those in need of a vehicle to perform City business.

File No. – Not yet assigned. Supervisor Farrell’s proposed Neighborhood Noticing Ordinance – an effort to consolidate and centralize through 3-1-1 the City’s multiple public notifications for construction and infrastructure repair work, public health and safety services/facilities, environment and transportation.

STATUS: **Not yet scheduled for Committee Hearing**, but expected in the next few weeks. This will be a two-phased effort, beginning with the creation of a website where the public may find details about City projects in a specific supervisorial district/neighborhood, and the second phase creation of a system where the City sends via e-mail/electronic means detailed information to those opting in to request such notifications.

Older Legislation-Background Details

File No. 131148 --Authorization of Dwelling Units Installed Without a Permit. Sponsored by Supervisors Chiu, Wiener and Cohen this proposed ordinance amends Planning and Building Codes to provide a city-wide process for granting legal status to existing dwelling units constructed without the required permits, and establishes a fee for administering the authorization program.

STATUS: As of last week DBI had received more than 2,600 queries about this now 15-month-old voluntary program; received and is reviewing more than 200 applications for permits. We have approved 53 permits, with an additional nine (44 permits out of 206 permits submitted) awaiting owner payment/pickup. There are another 100 under review at Planning, 48 under DBI Review. The second Six-Month Report by Planning and DBI has been conveyed to the Board – and the Mayor’s now-passed fee waiver ordinance –noted earlier—is intended to stimulate more owner participation in this voluntary

program. Planning is averaging 3.5 months in its reviews/sign-offs of these permits. The Fire Chief did clarify sprinkling requirements, and Information Sheet No. FS-05 with specific guidelines was signed by the Building Director and the Fire Marshal on March 13th. DBI also has posted on its web site a new Information Sheet, G-17, signed by the Building Director, the Planning Director, the Fire Marshal and the Rent Board Director, which provides detailed guidelines for any owner interested in legalizing a unit. We also are adding details from the Assessor to G-17. DBI and Planning will continue to report to the Board these unit legalizations every six months for the first three years of the ordinance. After the program's initial 3-years, Planning will incorporate such data into its annual Housing Report, and also is required to maintain a Master List of all legalizations.

File No. 140120 – Earthquake Performance Evaluation of Private School Structures. Amends the building code to require private elementary and secondary schools obtain an evaluation by a licensed structural engineer for performance during a future earthquake.

STATUS: This took legal effect on Nov.1st. Within one year of this effective date – by Nov. 1, 2015 – the building's owner must submit to DBI an evaluation scope document. No later than three years after the effective date – Nov. 1, 2017—the owner must submit an Evaluation Report to DBI, per requirements provided within the Administrative Bulletin that is to be developed and published by the Department. Once seismic strengthening plans are prepared, approved and implemented, any buildings found in violation of having an unsafe building are subject to standard code enforcement reviews and requirements—including failure to submit the Evaluation Scope or Evaluation Report documents within set timelines. **To date, DBI has received three Evaluation Reports, which are now under review. Staff will be meeting to discuss code enforcement steps for owners who miss the Nov. 1st submittal of scoping document deadline.**

State Legislation – In an effort to be apprised of, and involved in, proposed State legislation that may affect the Department, we continue to track bills that CALBO monitors in the Senate and Assembly. Key State Deadlines include:

September 11 ---Last day for each house to pass bills

October 11 – Last day for Governor to sign/veto bills passed on or before Sept. 11th

Current State legislation to note includes:

Resolution, File No. 150594/Enactment No. 0210-15, supported unanimously the DBI and Planning position to oppose State Assembly Bill, AB 57, which weakens local control of permitting of Cell Phone/Telecom towers. Co-sponsors of this local ordinance are Wiener, Tang, Christensen and Farrell. The Resolution took effect on July 20th.

AB 1236 – A proposed bill by David Chiu that requires all jurisdictions to pass an ordinance that expedites the permit review/approval process to install electric vehicle charging stations, and which **does include suggested DBI language making clear the Building Official retains discretionary authority to address life-safety priorities ahead of this bill's targeted priorities.** As the aide acknowledged, San Francisco is the 'gold standard' already in facilitating the installation of such charging stations, and the intent of this bill is to spread that model state-wide. **The bill faces opposition from CALBO and from the California State Association of Counties.**

AB 428 – A bill to provide a 30 percent property tax credit to building owners performing seismic retrofits of at-risk buildings. San Francisco, Oakland, Berkeley, Los Angeles and Santa Monica are all supporters of this State legislation.

See Additional CALBO Positions on Pending Assembly & Senate Bills Below:

Us Committees Education Codes Legislation Resources Contact

CALBO Legislative Watch

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[CA A 52](#) Author: Gray (D)
 Title: Public Accommodations: Accessibility Claims
 Introduced: 12/01/2014
 Disposition: Pending
 Location: Assembly Judiciary Committee
 Summary: Provides a defendant's maximum liability for statutory damages in a construction-related accessibility claim against a place of public accommodation is a specified amount for each offense under specified conditions. Provides the maximum liability of a small business.

STATUS:
 04/21/2015 In ASSEMBLY Committee on JUDICIARY: Not heard.
 Position: Support

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[CA A 54](#) Author: Olsen (R)
 Title: Public Accommodations: Accessibility: Tax Credits
 Introduced: 12/01/2014
 Last Amendment: 04/22/2015
 Disposition: Pending
 Location: Assembly Revenue and Taxation Committee
 Summary: Relates to the Personal Income Tax and Corporation Tax laws that allow a credit against the tax imposed by those laws to eligible small

business for a percentage of eligible access expenditures, which a defined as those amounts incurred to comply with the American with Disabilities Act of 1990. Includes as an eligible expenditure any amount paid or incurred by a taxpayer to receive an inspection by a certified access specialist.

STATUS: In ASSEMBLY Committee on REVENUE
 05/11/2015 AND TAXATION: Not heard.
 Position: Support

[Top](#)

[CA A 177](#) Author: Bonilla (D)
 Title: Professions and Vocations: Licensing Boards: Authority
 Introduced: 01/26/2015
 Last Amendment: 06/30/2015
 Disposition: Pending
 Location: Senate Appropriations Committee
 Summary: Extends the operation of provisions of the Professional Engineers Act and Professional Land Surveyor's Board and adds additional acts as cause for disciplinary action by related boards. Provides for licensure instead of registration under the Geologist and Geophysicist Act. Creates a new fund entitled the Geology and Geophysicist's Account. Requires licensure fees and civil penalties to be placed in the Account.

STATUS: In SENATE Committee on
 08/17/2015 APPROPRIATIONS: To Suspense File.
 Position: Support

[Top](#)

[CA A 259](#) Author: Dababneh (D)

Title: Personal Information Privacy
 Introduced: 02/09/2015
 Disposition: Pending
 Location: Senate Appropriations Committee
 Summary: Requires an agency, if the agency was the source of the breach and the breach compromised a person's social security number, driver's license number, or California identification card number, to offer to provide the person with identity theft prevention and mitigation services at no cost for not less than 12 months.

STATUS:

08/17/2015 In SENATE Committee on APPROPRIATIONS: To Suspense File.

Position: Watch

[Top](#)

[CA A 307](#) Author: Mathis (R)
 Title: Graywater: Groundwater Recharge
 Introduced: 02/12/2015
 Disposition: Pending
 Location: ASSEMBLY
 Summary: States the intent of the Legislature to enact legislation to explicitly permit the usage of residential, commercial, and industrial graywater for the recharge of a groundwater basin or aquifer.

STATUS:

02/12/2015 INTRODUCED.

Position: Pending Position

[Top](#)

[CA A 428](#) Author: Nazarian (D)
 Title: Income Taxes: Credit: Seismic Retrofits
 Introduced: 02/19/2015
 Last Amendment: 06/17/2015
 Disposition: Pending
 Location: Senate Appropriations Committee

Summary: Relates to the Personal Income Tax and the Corporation Tax laws. Allows a tax credit under both laws for a percentage of the qualified costs paid or incurred for any seismic retrofit construction on a qualified building. Provides the procedures to be accomplished by the taxpayer in regards to obtaining credit certifications. Provides credits will be allocated on a first-come-first-served basis. Provides the credit will have an aggregate cap under both laws for each calendar year.

STATUS:

07/13/2015

Position:

In SENATE Committee on
APPROPRIATIONS: To Suspense File.

Support

[Top](#)

[CA A 453](#) **Author:**

Bigelow (R)

Title:

Groundwater Management

Introduced:

02/23/2015

Last Amendment: 07/16/2015

Disposition:

Pending

Location:

Senate Inactive File

Summary:

Provides moneys in the Water Rights Fund from certain fees incurred in administering the Sustainable Groundwater Management Act are available for expenditure for the purposes of the Act and certain groundwater reporting requirements. Provides if the expenditures for the Act and groundwater reporting exceed the moneys from the fees, that other money in the Fund can be expended for these purposes if the Fund will be replenished.

STATUS:

08/20/2015

Position:

In SENATE. From third reading. To Inactive File.

Watch

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[CA A 514](#) Author: Williams (D)
 Title: Ordinances: Violations: Administrative Fines
 Introduced: 02/23/2015
 Last Amendment: 07/15/2015
 Disposition: Pending
 Location: Senate Third Reading File
 Summary: Authorizes a county to establish administrative fines for violations of certain county ordinances, including building and safety ordinances, brush removal ordinance, grading ordinance, film permit ordinance, or zoning ordinance, determined to be an infraction subject to certain county findings.

STATUS:
 08/18/2015 In SENATE. Read second time. To third reading.
 Position: Support

[Top](#)

[CA A 576](#) Author: Ting (D)
 Title: Building Standards Commission: Advisory Panels
 Introduced: 02/24/2015
 Disposition: Pending
 Location: Senate Transportation and Housing Committee
 Summary: Authorizes the Building Standards Commission to also appoint individuals from the energy and resource efficiency professions to an advisory panel. States the intent of the Legislature to enact legislation that would promote the creation of energy and resource efficient homes in California.

STATUS:
 05/14/2015 To SENATE Committee on TRANSPORTATION AND HOUSING.
 Position: Watch

[Top](#)

[CA A 662](#) Author: Bonilla (D)
 Title: Public Accommodation: Disabled Adults
 Introduced: 02/24/2015
 Last Amendment: 07/07/2015
 Disposition: Pending
 Location: Senate Appropriations Committee
 Summary: Requires a commercial place of public amusement to install and maintain an adult changing station for a person with a physical disability. Extends the compliance period for certain projects. Requires the facility to ensure that the entrance to each such station has conspicuous signage indicating its location, and, if the facility has a central directory, ensure that the directory indicates the location of such station.

STATUS:
 08/17/2015 In SENATE Committee on APPROPRIATIONS: To Suspense File.
 Position: Pending Position

[Top](#)

[CA A 682](#) Author: Williams (D)
 Title: Mobilehome Park: Electric and Gas Service: Master-Meter
 Introduced: 02/25/2015
 Last Amendment: 06/25/2015
 Disposition: Pending
 Location: Senate Third Reading File
 Summary: Authorize a person, without filing an application, to alter or convert the structural, fire safety, plumbing, heat-producing, or electrical systems and installations or equipment of a manufactured home or mobilehome in order to extend a gas line or electrical feeder line from a utility-owned service line to an

electrical subpanel or gas inlet for the purpose of a natural gas or electric service upgrade within a mobilehome park. Authorizes the repair of defects without application. Requires an inspection.

STATUS:

07/14/2015

In SENATE. Read second time. To third reading.

Position:

Oppose

[Top](#)**[CA A 723](#)****Author:** Rendon (D)
Title: Rental Property: Plumbing Fixtures:

Replacement

Introduced: 02/25/2015**Last Amendment:** 07/16/2015**Disposition:** Pending**Location:** Senate Appropriations Committee

Summary: Requires the lease or rental agreement of a single-family residential real property or any portion of a multifamily residential real property or commercial real property that is entered into, renewed, or amended, be accompanied by a disclosure stating the property owner's responsibility to replace all noncompliant plumbing fixtures with water-conserving plumbing fixtures.

STATUS:

07/16/2015

In SENATE. Read second time and amended. Re-referred to Committee on APPROPRIATIONS.

Position:

Watch

[Top](#)**[CA A 764](#)****Author:** Quirk (D)
Title: Parking Lots: Design: Insurance Discount**Introduced:** 02/25/2015

Last Amendment:06/29/2015

Disposition: Pending

Location: Senate Third Reading File

Summary: Authorizes the Building Standards Commission to consider standards, at each model code adoption review, for the installation of vehicle barriers for specified protection purposes. Authorizes an insurer to consider the installation of such barriers on a commercial parking lot as a safety measure and seek a discount on the property owner's insurance covering damages or loss to the property, or liability arising out of the ownership, maintenance, or use of the property. Relates to discounts.

STATUS:

08/18/2015

In SENATE. Read second time. To third reading.

Position: PendingPosition

[Top](#)CA A 1005Author:

Gordon (D)

Title:

Electric Vehicles: Infrastructure: Charging Systems.

Introduced:

02/26/2015

Last Amendment:03/26/2015

Disposition: Pending

Location:

Assembly Utilities and Commerce Committee

Summary:

States the intent of the Legislature to encourage and support the widespread deployment of electric vehicles, protect competitive markets for electric vehicle charging equipment and network charging services from unfair competition, support consumer choice, and encourage and support private investment in the equipment and services. Requires the Public Utilities Commission to adopt rules as needed to

evaluate policies needed to develop infrastructure to overcome barriers to widespread deployment.

STATUS:

04/27/2015 In ASSEMBLY Committee on UTILITIES AND COMMERCE: Heard, remains in Committee.

Position: PendingPosition

[Top](#)

[CA A 1013](#)Author:

Quirk (D)

Title:

Public Domain Computer Program: Home Energy Rating

Introduced:

02/26/2015

Last Amendment:06/19/2015

Disposition:

Pending

Location:

Senate Appropriations Committee

Summary:

Requires the State Energy Resources Conservation and Development Commission to approve and make publicly available prior to the effective date of adopted or updated efficiency standards, a version of the public domain computer program that will function properly with these adopted or updated standards. Requires the Commission to ensure the usability of the program using common examples of residential and nonresidential buildings. Requires the results of the primary tests to be made publicly available.

STATUS:

07/06/2015 In SENATE Committee on APPROPRIATIONS: To Suspense File.

Position:

PendingPosition

[Top](#)

[CA A 1094](#)Author:

Williams (D)

Title:

Energy Usage: Plug-in Equipment

Introduced: 02/27/2015
 Last Amendment: 05/12/2015
 Disposition: Pending
 Location: Assembly Appropriations Committee
 Summary: Requires the Energy Commission to conduct an analysis of plug-in equipment electricity consumption and set statewide long-term energy efficiency targets to reduce the amount of electricity consumed by plug-in equipment. Requires the Public Utilities Commission to develop, track the progress of, revise, and update an implementation plan to achieve those goals, and to address challenges to the achievement of those goals.

STATUS: In ASSEMBLY Committee on
 05/28/2015 APPROPRIATIONS: Held in committee.
 Position: Watch

[Top](#)

CA A 1236 Author:

Chiu (D)
 Local Ordinances: Electric Vehicle Charging Stations

Title:

Introduced: 02/27/2015
 Last Amendment: 08/18/2015

Disposition: Pending
 Location: Senate Third Reading File

SF

Supports

Summary: Amends the Electric Vehicle Charging Stations Open Access Act. Requires a city, county or city and county to approve and application for installation of electric vehicle charging stations through the issuance of specified permits unless the proposed installation would have an adverse impact upon the public health or safety. Provides appeal of that decision. Creates an expedited and streamlined permitting process for electric

vehicle charging stations for local entities with minimum populations.

STATUS:

08/18/2015

Position:

In SENATE. Read second time and amended. To third reading.

Oppose

[Top](#)

[CA A 1342](#)

Author: Steinorth (R)

Title: Disability Access

Introduced: 02/27/2015

Last Amendment: 07/16/2015

Disposition: Pending

Location: Senate Appropriations Committee

Summary: Requires applicants for certified access specialist (CASp) to provide specified information to the State Architect. Provides an additional fee for a local business license or permit for the Disability Access and Education Revolving Fund. Requires commercial property leases or rentals owners to provide a current disability access inspection certificate. Authorizes an inspection at lessee's or tenant's expense. Requires posting related inspection information on the Commission on Disability Access' Web site.

STATUS:

08/17/2015

Position:

In SENATE Committee on APPROPRIATIONS: To Suspense File.

Pending Position

[Top](#)

[CA A 1463](#)

Author: Gatto (D)

Title: Onsite Recycled Water

Introduced: 02/27/2015

Last Amendment: 06/18/2015

Disposition: Pending

Location: Senate Environmental Quality Committee
Summary: Requires the State Water Resources Control Board to establish water quality standards and reporting requirements for onsite water recycling systems using blackwater. Authorizes the Department of Housing and Community Development and the State Building Standards Commission to authorize the use of blackwater in onsite water recycling systems only if prescribed conditions are met. Requires the Department to adopt building standards for all categories of residential and commercial onsite recycled water.

STATUS:
 06/18/2015 From SENATE Committee on ENVIRONMENTAL QUALITY with author's amendments.
 06/18/2015 In SENATE. Read second time and amended. Re-referred to Committee on ENVIRONMENTAL QUALITY.
Position: Pending

[Top](#)

[CA S 7](#) **Author:** Wolk (D)
Title: Housing: Water Meters: Multi-unit Structures
Introduced: 12/01/2014
Last Amendment: 07/16/2015
Disposition: Pending
Location: Assembly Appropriations Committee
Summary: Requires landlord to make submeter disclosures to a tenant prior to executing a rental agreement. Relates to tenant billing procedures and requirements. Authorizes building standards that require the installation of water submeters in multiunit residential buildings. Provides structure exemptions. Relates to landlord requirements. Relates to the use of meters or

submeters in new mixed-use residential and commercial structures as a condition for service. Requires plumbing contractors do the installation.

STATUS:

08/19/2015

In ASSEMBLY Committee on APPROPRIATIONS: To Suspense File.

Position:

Watch

[Top](#)

[CA S 67](#)

Author: Galgiani (D)

Title: Disability Access: Statutory Damages

Introduced: 01/07/2015

Disposition: Pending

Location: Senate Judiciary Committee

Summary: Excepts a small business from statutory damage liability in connection with a construction-related accessibility claim. Limits recovery to injunctive relief and reasonable attorney's fees as deemed appropriate by the court. Extends the period for correcting construction-related violations.

STATUS:

01/15/2015 To SENATE Committee on JUDICIARY.

Position: Support

[Top](#)

[CA S 251](#)

Author: Roth (D)

Title: Disability Access: Civil Rights: Income Tax Credit

Introduced: 02/18/2015

Last Amendment: 08/20/2015

Disposition: Pending

Location: Assembly Appropriations Committee

Summary: Relates to discrimination, construction-related accessibility claims and certain demand letters. Makes changes concerning the exchange of demand letters. Excludes certain violations from

the scope of accessibility standard violations. Exempts a defendant from liability for certain damages with respect to a structure or area inspected by an access specialist in certain cases. Makes other changes concerning inspections and permits. Allows personal and business tax credits for certain access expenditures.

STATUS:

08/20/2015

From ASSEMBLY Committee on APPROPRIATIONS with author's amendments.

08/20/2015

In ASSEMBLY. Read second time and amended. Re-referred to Committee on APPROPRIATIONS.

Position:

PendingPosition

[Top](#)

[CA S 341](#) Author:

Nguyen (R)

Title:

Housing and Community Development: Local Fees

Introduced:

02/23/2015

Last Amendment:03/26/2015

Disposition:

Pending

Location:

Senate Appropriations Committee

Summary:

Requires the Department of Housing and Community Development to investigate housing and community development in the state, including investigation of fees and charges imposed on new construction by local jurisdictions.

STATUS:

05/28/2015

In SENATE Committee on APPROPRIATIONS: Held in committee.

Position:

Oppose

[Top](#)

[CA S 550](#) Author:

Hertzberg (D)

Title: Net Energy Metering
Introduced: 02/26/2015
Last Amendment:05/04/2015
Disposition: Pending
Location: Senate Appropriations Committee
Summary: Relates to net energy metering. Deletes an exception for local publicly owned electric utilities. Relates to aggregate customer peak demand for calculating the net energy metering program limit for electric utilities that are not large electrical corporations. Requires filing with the the State Energy Resources Conservation and Development Commission and a publicly available quarterly report detailing their progress towards the program limit.

STATUS:

05/28/2015 In SENATE Committee on APPROPRIATIONS; Held in committee.
 Position: Watch

[Top](#)

[CA S 551](#) **Author:** Wolk (D)
Title: State Water Policy: Water and Energy Efficiency
Introduced: 02/26/2015
Last Amendment:07/06/2015
Disposition: Pending
Location: Assembly Appropriations Committee
Summary: Declares the policy of the state that water use and water treatment shall operate in a manner that is as energy efficient as is feasible and energy use and generation shall operate in a manner that is as water efficient as is feasible. Requires all relevant state agencies to consider this state policy when revising, or establishing

policies, regulations, and grant criteria when pertinent to these uses of water and energy.

STATUS:

08/19/2015

In ASSEMBLY Committee on APPROPRIATIONS: To Suspense File.

Position:

Watch

[Top](#)

[CA S 655](#) Author:

Mitchell (D)

Title:

Housing Standards: Mold

Introduced:

02/27/2015

Last Amendment:08/17/2015

Disposition:

Pending

Location:

Assembly Third Reading File

Summary:

Provides that a building lessor is not obligated to repair a dilapidation relating to mold until he or she has notice of it, or the tenant is in violation. Authorizes a landlord to enter a dwelling to repair dilapidation under specified conditions. Specifies visible or otherwise demonstrable mold growth, excepting mold that is minor and found on surfaces that can accumulate moisture as part of their proper and intended use, is a type of inadequate sanitation and a substandard condition. Defines mold.

STATUS:

08/20/2015

In ASSEMBLY. Read second time. To third reading.

Position:

Watch

[Top](#)

[CA S 765](#) Author:

Wolk (D)

Title:

State Market Transformation Administrator

Introduced:

02/27/2015

Last Amendment:08/18/2015

Disposition:

Pending

Location:

Assembly Appropriations Committee

Summary: Requires the Public Utilities Commission (PUC) to contract with an independent entity to serve as State Market Transformation Administrator. Requires the PUC to require the Administrator to work with other energy efficiency administrators in carrying out energy efficiency activities relating to the energy efficiency portfolio and to modify program adopted to incorporate long-term market transformation initiatives on a statewide basis. Requires encouraging local utilities to participate in such initiatives.

STATUS:

08/18/2015

In ASSEMBLY. Read second time and amended. Re-referred to Committee on APPROPRIATIONS.

Position:

Watch

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STATUS:

08/18/2015

In ASSEMBLY. Read second time and amended. Re-referred to Committee on APPROPRIATIONS.

Position:

Watch

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