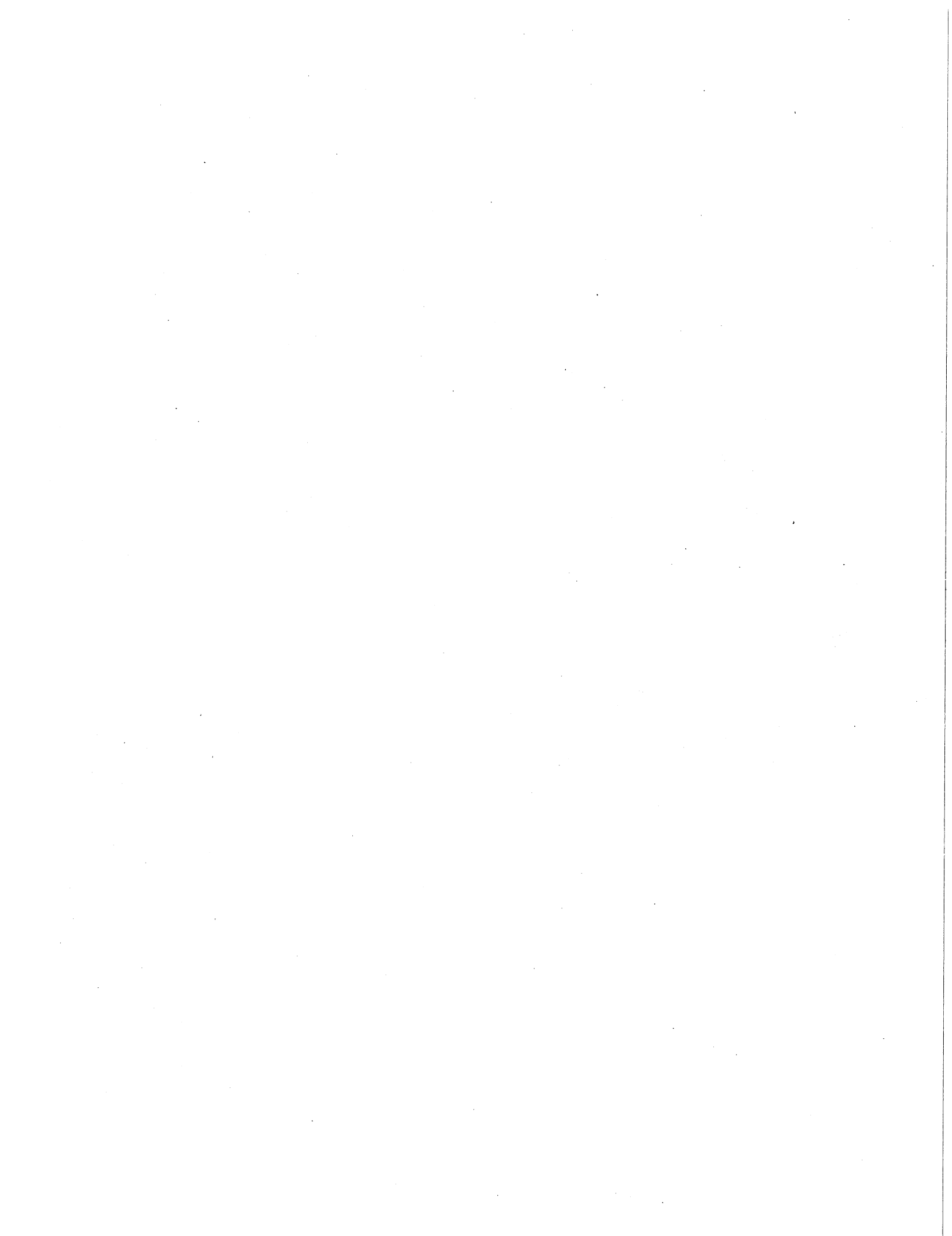


***BIC Meeting of
July 18, 2012***

Agenda Item #9b



DBI Legislative Tracker
July 18, 2012 Update – As of July 11

Per the BIC request for information about legislation, actually or potentially, affecting the San Francisco Building Code, below please find the most recent Summary of such legislation from the Board of Supervisors' Legistar Program, as well as from scheduled Code Advisory Committee meetings and recommendations:

Ordinance No. 120191 – Redefine Efficiency Units. Proposed by Supervisor Wiener, the ordinance amends the Building Code to reduce the square footage requirement for Efficiency Dwelling units from the existing 220 square feet to 150 square feet of living space, as permitted by State code, to help address increasing demand for such units. Both the Code Advisory Committee and the BIC have approved the legislation.

STATUS: The Planning Commission held an Informational Hearing on this legislation on June 28, where all Commissioners supported it as amended to apply only to new construction, and to add back language provided by the CAC to include 100 square feet of floor area for each occupant in excess of two. It was at the full Board of Supervisors on July 10 for its first reading, with final passage expected on July 17.

Ordinance No. 120299 – Extending restrictions of the Apartment Conversion Ordinance to business-sponsored short-term occupancies/enforcement by DBI. Proposed by Supervisor Chiu, this ordinance amends the Administrative Code, specifically Chapter 41A, in an effort to reduce abuses by corporate leases where rental units are provided for tourist uses of less than 30 days, instead of longer-term housing. Even though DBI has received very few complaints over the years related to this legislation, DBI would be the enforcement agency, investigate complaints, provide notices of violation, hold a Director's Hearing, and levy penalties as specified in the proposed legislation.

STATUS: Supervisor Chiu plans to introduce the legislation on July 17, where it will be referred to Land Use and possibly to CAC/BIC for review and recommendation.

Potential Building Code Amendment to Section 1205.1 of the California Building Code re: regulation of exterior glazed openings/natural light. An Information Sheet with technical details has been drafted by DBI's Technical Services.

STATUS: This item is on the Code Advisory Committee's July 11, 2012 Agenda, with possible action to recommend the proposed code change to the BIC on July 18, 2012 and then to the Board of Supervisors.

Annual Board Hearing on Assessment of Liens pertaining to code enforcement non-responsiveness.

STATUS: The Board's annual Hearing on properties subject to being added to the Lien Property list will be Tuesday, July 31, with DBI's Alan Davison presenting.

Ordinance number 120488, amending Environment Code to require project sponsor for any new construction or change of occupancy, as well as remodels with a “major plumbing alteration,” to be defined, to provide bottle filling stations. DBI to be responsible for notifying developers, contractors and others of this ordinance’s provisions upon filing for a building permit and thus ties permit issuance to compliance.

STATUS: The ordinance is on Land Use’s 30-day calendar and may reach the Committee at the end of July.

Ordinance No. 120523 – Transit Impact Development Fee increases and technical updates. Clarifies the process where a project was subject to TIDF but the building/site permit was issued prior to July 1, 2010. While SFMTA continues to determine fee amount due, fee payments would be made to DBI’s Development Fee Collection Unit and any request for review of the fee amount would follow Section 107A of the Building Code and Article 4 Planning Code.

STATUS: The legislation was referred to Planning on May 23rd and DBI staff is in discussion with Planning staff re: Development Fee Collection Unit responsibilities and process. It’s expected to reach Land Use in September.

Ordinance No. 120318 – Additional Penalties for Foreclosed Properties. Proposed by Supervisor Cohen, this legislation amends the Police Code to include “aggravating factors” in foreclosed properties that may be declared public nuisances. It also affects building, electrical, plumbing, mechanical and housing codes by stipulating that property owners of ten or more foreclosed properties shall be liable for an increased penalty of up to three times the amount of any civil penalty assessed by a court of competent jurisdiction for maintaining a property in a manner that constitutes a public nuisance.

STATUS: Placed on Land Use’s 30-day calendar on April 3, per Supervisor Cohen’s staff, it’s expected to be on the Committee’s regular Agenda after July 16th.

111047–Disability Access. Amends the Administrative and Planning codes to require commercial landlords who lease to small businesses to bring ground floor entrances to, and exits from, the building into compliance with applicable state and federal disability access laws. Introduced by Supervisor Chiu last year, the legislation also requires the City to give priority to building permit applications for work to bring leased space to small businesses into compliance with disability access laws – something we currently already provide upon request.

STATUS: A re-hearing on this ordinance at Land Use will occur on July 23, 2012 meeting, when additional revisions/amendments are expected. DBI’s Tom Fessler will cover in case of questions by Supervisors. The Small Business Commission supported the legislation on Feb. 13th, while the Planning Commission voted unanimously on Dec. 15, 2011 to recommend approval with technical modifications affecting square footage exclusion calculations for small self-service restaurants and retail coffee shops.

State Legislation

In an effort to be apprised of, and involved in, proposed State legislation that may affect the Department, we also are analyzing and monitoring a number of currently proposed bills. Currently the bills include:

Senate Bill 1186 -- The California Americans with Disability Act (ADA) Reform Bill. This bill prohibits an attorney or any person from issuing a demand for money to a building owner or tenant for a violation of a construction-related accessibility standard, among other requirements.

STATUS: CALBO regards this bill as its number one priority – and indicates there are a series of meetings still under way in the Assembly to ‘drastically amend’ an earlier version from the end of May. The bill’s focus will change from ‘right to repair’ and ‘frivolous law suits’ issues to the expense of Certified Access Specialist (CAsp) inspections, limited local government funds to enforce, and discrepancies between ADA and Title 24. According to the Division of State Architect, there are now nine direct conflicts identified between the current 2010 California Building Code and the federal ADA that ‘cannot be resolved.’ The Legislature’s intent is to address the issues to avoid unnecessary litigation arising from the conflicts.

AB 1878 – Requires a notification process where owner is to document needed repairs for ADA improvements in a rebuttal to accusations.

STATUS: CALBO’s position is “under review,” and the bill has been referred to the Judiciary Committee.

AB 1879 -- Requires the State Architect to prepare a Report containing all federal and State disability access regulations, and to note any State disability access regulations in conflict with existing federal disability access regulations. Report to be given to Legislature and Governor by Jan. 1, 2014.

STATUS: CALBO position is “Support.” Referred to Committee on Business, Professions & Consumer Protection.

AB 1994 – Requires every county to establish a program whereby accessibility complaints are filed with Planning Departments (instead of Building Departments).

STATUS: County Building Officials, and CALBO, Oppose this bill. Awaiting Hearing at Assembly Judiciary Committee.

AB 1610 – Requires an aggrieved party to provide specified notice to property owners, agent or other responsible party where alleged accessibility violation occurred. Similar to **AB 1878** and **AB 2325**, and to **Senate Bill 1163**, which also require owner notification and owner opportunity to correct/respond within 30 days.

STATUS: Awaiting Hearing at Assembly Judiciary Committee for Hearing. CALBO position is still “Under Review.”

Foreclosure Law (SB 1137) – took immediate effect upon the Governor's signature on July 8, 2008, and is due to expire January 1, 2013 unless the Legislature opts to extend it. CALBO supported its property maintenance/code enforcement requirements, and indicates it would likely support extension of the law. The law was enacted to reduce significantly the number of foreclosures in California; to provide increased protection to those renting in buildings eventually involved in foreclosures; and to ensure that foreclosed properties do not become a source of blight to communities by defining explicitly how owners are to maintain vacant residential property. It also permits local government to impose fines up to \$1,000 per day for maintenance violations (though such fines may not be imposed under both this law and a local ordinance — such as our Vacant Building Ordinance -- already in effect).

There are three bills affecting this specific code section (Civil Code 2929.3):

AB 1547 – Extends the law indefinitely.

STATUS: CALBO position is "Support." Referred to Banking & Finance.

AB 1557 – extends the law to 2018, i.e. five more years.

STATUS: CALBO position is "Support." Referred to Banking & Finance.

SB 708 – extends the law to 2018, i.e. companion bill to AB 1557.

STATUS: First Reading Jan. 23, 2012 and Held at Senate Desk

AB 801 – Deletes certain references to illegal dumping enforcement officers in existing law, and authorizes a code enforcement officer to exercise the powers of arrest of a peace officer in manner specified in existing law, i.e., complete/pass exam for a training course on the exercise of such powers, and to the extent authorized by an MOU with the Police Chief/Sheriff.

STATUS: CALBO position is "Watch." Referred to Senate Committee on Public Safety.

AB 1801 – Prohibits a local agency from charging a fee for permits for a renewable energy system that exceeds the cost of issuing the permit; prohibits fee calculation by utilizing the valuation of the renewable energy system; and makes oversight of this issue a statewide concern.

STATUS: CALBO position is "Oppose." Awaiting review by Committee on Local Government.

AB 2135 and SB 1222 – Authorize building standards for solar distribution generation technologies on residential and commercial properties. Requires a model ordinance and guidelines to be provided to assist local authorities. Those who agree to post the information on their web sites also to be eligible for State grants.

STATUS: CALBO position is "Watch." Re-referred to Assembly Business, Professional and Consumer Protection Committee on April 18, 2012.

AB 2314 and SB 1472 – Repeals deletion clause for provisions charging a civil fine for failure to maintain a vacant foreclosed residential real property; provides time frame for housing or building department to issue building code violation to a new owner after taking title to the property; and authorizes a court to require the owner of a substandard property to pay all unrecovered costs associated with a receivership in addition to any other remedy authorized by law.

STATUS: CALBO position is “Support.” Do pass from Assembly Committee on Judiciary to Committee on Housing and Community Development on April 17, 2012, and referred to Senate Committee on Judiciary.

AB 2644 – Requires the Building Standards Commission to adopt standards for the construction, installation and alteration of electric vehicle charging stations for parking spaces at single-family residences.

STATUS: CALBO position is “Oppose.” Referred to Assembly Community Development Committee on March 19, 2012.

AB 1959 – Green Building. Requires indoor air standards for non-residential buildings.

STATUS: CALBO position is “Oppose.” Referred to Assembly Business, Professional and Consumer Protection.

AB 2117 – Storm water Discharge Requirements. Prohibits the implementation of new standards more stringent than provided in the Federal Water Pollution Control Act, and requires the State Water Board to produce a statewide storm water plan if the Federal EPA provides the funding for the development of this plan.

STATUS: CALBO position is “Support.” Referred to the Environmental Safety Committee.

SB 1171 – Amends existing law directing Legislative Counsel to advise Legislature from time to time as to legislation necessary to maintain codes.

STATUS: CALBO position is “Watch.” Referred to Senate Committee on Judiciary on March 1, 2012.

SB 1222 – Requires that permit fees for rooftop solar energy systems by a city, county or city and county to not exceed estimated reasonable cost of providing service for which the fee is

charged; and requires those public entities to submit a report to the State Energy Conservation and Development Commission.

STATUS: CALBO position is "Oppose." Author (Leno) amendments re-referred to Senate Committee on Rules and re-referred to Committee on Governance and Finance on April 9, 2012.

SB 1394 – Requires owner of rented/leased single or multiple-dwelling complex to ensure smoke detectors/carbon monoxide detectors are operational when tenant takes possession and device placements meets specified standards; relates to building inspection requirements; and requires installation of carbon monoxide devices in all existing hotel and motel dwelling units by specified date.

STATUS: CALBO position is "Under Review." Amended and referred with Do Pass to Committee on Appropriations.

Senate Continuing Resolution (SCR) 57 – Auto shutoff of gas and electricity. Urges the State Architect to hold hearings to determine if building codes should be amended to require automatic shutoff devices at the time of initial construction or following a major renovation, and triggered at the time of an earthquake.

STATUS: CALBO position is "Under Review." Referred to the Committee on Transportation and Housing.

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