

CALBO Annual Business Meeting: Government Affairs Forum



Katie Almand
March 26, 2018

Agenda

- * Current Legislative Landscape
- * Bills of Interest 2017
- * Bills of Interest 2018
- * Regulatory Update
- * Q&A

The Stats

- * **Governor Jerry Brown (D)**
 - * Last year as California's governor
- * **Senate: 40 Members**
 - * Democrats - 26
 - * Republicans - 13
 - * Vacancy - District 32
- * **Assembly: 80 Members**
 - * Democrats - 52
 - * Republicans - 25
 - * Vacancies - District 39, 45, and 54

Legislative Timeline

- * **Introduction Deadline February 16**
 - * Many legislators introduced spot language
 - * Bills are now being amended after being in print for 30 days
- * **Legislature reconvenes April 2**
 - * Currently the Legislature is on Spring Recess
 - * April 27 is the policy committee deadline for fiscal bills
 - * May 11 is the deadline for non-fiscal bills

What Happened In 2017?

Bills of Interest in 2017

- * **SB 721 (Hill) Contractors: decks and balconies: inspection; 2-year bill.** This bill would require an inspection of exterior elevated elements and associated waterproofing elements, as defined, including decks and balconies, for buildings with 3 or more multifamily dwelling units by a licensed architect, licensed civil or structural engineer, or an individual certified as a building inspector or building official, as specified.
- * **AB 1250 (Jones-Sawyer) Counties: Contracts for Personal Services; 2-year bill.** Establishes specific standards for the use of personal services contracts by counties. Requires the county to demonstrate that the proposed contract will result in costs savings to the county and to show that the contract does not cause displacement of county or city workers. Establishes liability provisions for employment law violations and torts committed in the course of providing services under contract. Imposes disclosure requirements on contracts.

Bills of Interest in 2017

- * **SB 431 (Bates) Building Standards: Accessory Dwelling Units; Failed passage.** Authorize a local building inspector for five years following adoption of the ordinance or resolution to waive some or all requirements, with specified exceptions for certain health and safety requirements, of an applicable building code with respect to an accessory dwelling unit constructed prior to the specified date, for the purpose of issuing a building permit for that accessory dwelling unit.

New Bills Proposed in 2018

Bills of Interest in 2018

- * **AB 2485 (Chau) Code enforcement: financially interested parties;** Existing law also provides for county and city health officers to enforce orders and ordinances of the governing body of the county or city, or state statutes pertaining to public health. This bill would prohibit a code enforcement officer or local health officer of a city, county, or city and county from being accompanied by a financially interested individual, as defined, when inspecting a commercial building or commercial property or activity at that building or property.

Bills of Interest in 2018

- * **AB 2913 (Wood) Building Standards: building permits: expiration;** A provision of the California Building Standards Law specifies that a local ordinance adding or modifying building standards for residential occupancies, published in the California Building Standards Code, applies only to an application for a building permit submitted after the effective date of the ordinance and to plans and specifications for, and the construction performed under, that permit, unless, the permit is subsequently deemed expired because the building or work authorized by the permit is not commenced within 180 days from the date of the permit, or the permittee has suspended or abandoned the work authorized by the permit at any time after the work is commenced. This bill would provide that a permit would remain valid if the work on the site authorized by that permit is commenced within 3 years after its issuance under specified circumstances.

Bills of Interest in 2018

- * **SB 1226 (Bates) Building standards: accessory dwelling units;** Would, notwithstanding other provisions of law, authorize the enactment of a local ordinance to authorize, when a record of the issuance of a building permit for an accessory dwelling unit does not exist, specified described enforcement officials to make a determination of when the accessory dwelling unit was constructed and apply the State Housing Law, the building standards published in the California Building Standards Code, and other specified rules and regulations in effect when the accessory dwelling unit was determined to be constructed in order to issue a building permit for the accessory dwelling unit.

Bills of Interest in 2018

- * **SB 1415 (McGuire) Building standards: violations;** The State Housing Law requires the housing or building department or, if there is no building department, the health department, of every city or county or a specified environmental agency to enforce within its jurisdiction all of the State Housing Law, the building standards published in the California Building Standards Code, and other specified rules and regulations. If there is a violation of these provisions or any order or notice that gives a reasonable time to correct that violation, or if a nuisance exists, an enforcement agency is required, after 30 days' notice to abate the nuisance, to institute appropriate action or proceeding to prevent, restrain, correct, or abate the violation or nuisance.

Bills of Interest in 2018

- * **SB 1416 (McGuire) Business licenses: fees: fire inspections;** Would require a city, county, or city and county to collect an additional fee from any applicant for a local business license or equivalent instrument or, in a jurisdiction that does not issue a business license, to collect an additional fee from the applicant for a building permit, to be used by the city, county, or city and county to increase the proactive inspections of commercial buildings for compliance with state and local fire code and building code requirements. The bill would require the local entity to create a fund, entitled the Proactive Building and Fire Inspection Fund, in which to 90% of the fees collected under these provisions would be deposited.

Bills of Interest in 2018

- * **AB 1857 (Nazarian) Building codes: earthquake safety: immediate occupancy standard;** Would require the California Building Standards Commission to adopt earthquake standards for engineered buildings meeting immediate occupancy standards, as defined, to be included in the next triennial edition of the California Building Code, as specified. Until the immediate occupancy standard is adopted, the bill would require the commission to adopt a strength and stiffness standard, as defined, for engineered buildings that is 1.5 times the level of the current standard.
- * **AB 2681 (Nazarian) Seismic safety: potentially vulnerable buildings;** Current law establishes a program within all cities and all counties and portions thereof located within seismic zone 4, as defined, to identify all potentially hazardous buildings and to establish a mitigation program for these buildings. This bill would require each building department of a city or county to create an inventory of potentially vulnerable buildings, as defined, within its jurisdiction, based on age and other publicly available information, and submit that inventory to the Office of Emergency Services, as specified. By increasing the duties of local officials, this bill would create a state-mandated local program.

Bills of Interest in 2018

- * **AB 2927 (Nazarian) California Earthquake Authority;** Current law generally makes all moneys and invested assets held in the California Earthquake Authority Fund, subject to specified restrictions, “available capital,” which is the first source of financing used to pay earthquake claims and claim expenses. Under current law, if the CEA’s available capital after paying earthquake claims and claim expenses is reduced to less than \$350,000,000, the CEA has the power to assess participating insurers with Insurance Commissioner approval, subject to specified maximum limits according to a specified formula, not to exceed \$3,000,000,000 total. Current law sets additional assessment limits if other sources of financing are exhausted. This bill would eliminate that formula and assessment limit, and instead provide that the CEA may assess participating insurers with commissioner approval if its available capital is reduced to less than \$500,000,000.

Questions?

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