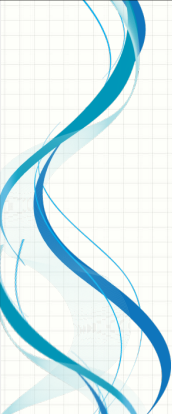


With a Supermajority, a Political Party Can:

- 1 • Raise taxes
- 2 • Put a measure on the ballot
- 3 • Override governor's veto

California State Assembly	California State Senate
Total membership: 80 Assemblymembers	Total membership: 40 Senators
Shorter terms (2 years)	Longer terms (4 years)
Represents approximately 465,675 Californians	Represents approximately 931,349 Californians
Term limits: 12 years of total legislative service	Term limits: 12 years of total legislative service
Narrower constituency	Broader, more varied constituency
Adheres closely to procedural rules on floor activity	Operates mostly by unanimous consent
Policy specialists	Policy generalists
Power less evenly distributed	Power more evenly distributed
Less prestigious	More prestigious
More expeditious floor debate	Less expeditious floor debate
Less reliance on staff	More reliance on staff
More partisan, polarized	Somewhat less partisan, collegial
Method of operation stresses majority rule	Traditions and practices emphasize minority rights



What happened last year?

Top Bills of Interest 2016

- **AB 1732 (Ting) Single User Restrooms; Signed by Governor.** 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. Authorizes inspectors, building officials or other local officials responsible for code enforcement to inspect for compliance with these provisions during any inspection. [https://www.documents.dgs.ca.gov/dsa/bulletins/BU_17-01.pdf] (CALBO Position: Watch)
- **AB 2392 (Nazarian) Seismic Safety Capital Loan Program; Failed Passage.** Would have established the State Seismic Safety Capital Access Loan Program to assist residential property owners and small business owners in seismically retrofitting residences and small businesses by covering losses on qualified loans for those purposes. Would have provided for program implementation and regulations therefor. (CALBO Position: Support)

Top Bills of Interest 2016

- **AB 2515 (Weber) Water Conservation in Landscaping Act; Signed by Governor.** Requires the Department of Water Resources to either update the model water-efficient landscaping ordinance or make a finding that an update to such ordinance at that time is not a useful or effective means to improve the efficiency of landscape water use or the administrative of the ordinance. Requires the Department to submit an update to the Building Standards Commission during the triennial revision process of the State Green Building Standards Code. (CALBO Position: Watch)
- **AB 2555 (Levine) Water Conserving Plumbing Fixtures; Failed Passage.** Requires the State Building Standards Commission to develop regulations and mandatory building standards for the installation of water conserving plumbing fixtures in existing nonresidential and public buildings, including installation in all nonresidential buildings by a specified date. (CALBO Position: Oppose unless amended)

Top Bills of Interest 2016

- **AB 2713 (Chiu) Local Ordinances: Energy Systems; Failed Passage.** Would have required a city, county, or city and county to make all documentation and forms associated with the permitting of advanced energy storage available on a publicly accessible Internet Web site and would have required those entities to allow for the electronic submittal of a permit application and associated documentation. Would have required the creation of a guidebook. (CALBO Position: Moved from Oppose to Neutral once expediting of such permit was removed from the bill.)
- **AB 2873 (Thurmond) CASp Certification; Failed Passage.** Would have required that all building inspectors who perform permitting and plan check related to accessibility services to be certified access specialists. (CALBO Position: Oppose)

Top Bills of Interest 2016

- **SB 465 (Hill) Contractor's Discipline; Signed by Governor.** Requires the Contractor's State License Board to enter into an interagency agreement with the Division of Occupational Safety and Health to ensure timely reporting of disciplinary information of a licensed contractor. (CALBO Position: Watch)
- **SB 1414 (Wolk) Public Utilities Commission: Energy Efficiency; Signed by Governor.** Requires the Energy Commission to approve a plan that will promote compliance with specified regulations in the installation of central air conditioning and heat pumps. Requires the recipient of an energy efficiency rebate or incentive to provide proof of permit closure and certify the improvement and installation complied with the State Building Standards Code. (CALBO Position: Support)

What's
happening
this year?

Top Bills of Interest 2017

- **AB 494 (Bloom) Land Use: Accessory Dwelling Units:** Amends the Planning and Zoning Law which authorizes a local agency to provide for the creation of accessory dwelling units and requires the accessory dwelling units to comply with certain conditions. Provides that an accessory dwelling unit may be rented separately from the primary residence. *This is primarily a zoning bill, but we will track closely.*
- **AB 565 (Bloom) Building Standards: Alternative Building Regulations:** Requires a city or county to adopt alternative building regulations, and specifies that these regulations include provisions for housing artists, artisans, and other similarly situated individuals. Requires a city or county that has already adopted alternative building regulations to amend those regulations, on or before a specified date, to include provisions for housing artists, artisans, and other similarly situated individuals.
- **AB 886 (Bloom) Safe Creative Live and Work Act:** Requires a city and county to establish a safe creative work and live program. Requires a landlord to register an illegal building with the city or county and to renovate the illegal building to meet habitability standards consistent with building standards and zoning laws and provides certain protections for tenants.

Top Bills of Interest 2017

- **AB 1239 (Holden) Building Standards:** Electric Vehicle Charging; Requires the Department of Housing and Community Development and the Building Standards Commission to adopt mandatory building standards that include specified mandatory provisions. (CALBO Position: Watch)
- **AB 1379 (Thurmond) Certified Access Specialist Program :** Make nonsubstantive changes to provisions that require the State Architect to establish and publicize a program for voluntary certification by the state of any person who meets specified criteria as a certified access specialist. (CALBO Position: Watch)

Top Bills of Interest 2017

- **SB 330 (Berryhill) Building Permit Fees: Waiver:** Authorizes cities and counties to waive all building permit fees in the case of a veteran who has a service-connected disability and is making improvements to his or her home to accommodate that disability. (CALBO Position: Watch)
- **SB 721 (Hill) Decks and Balconies: Inspection:** Require the inspection of decks, balconies, and elevated walkways more than 6 feet above ground level in a building containing 3 or more multifamily units by a person licensed to perform these inspections by the Department of Consumer Affairs (licensed general contractor, structural pest control licensee, licensed architect, licensed engineer). Provides for completion by Jan 1, 2021 and subsequent inspections every 5 years. *SUPPORT (Emergency regs as directed by SB 465 of 2016 were adopted by BSC and went into effect Jan 30. This bill is the continuation of SB 465.)*

Regulatory Updates

- **AB 2282 (Gatto, 2014)** directs the Department of Housing and Community Development (HCD) and the Building Standards Commission (BSC) to adopt building standards requiring piping for recycled water in new construction located in areas served by a local water recycling facility. These regulations are being considered right now and the first set of regulations covering recycled water piping for landscape purposes will take effect in July 2018.
- **SB 465 (Hill, 2016)** directed HCD and the BSC to look into developing building standards that address the Berkeley Balcony tragedy, prompting both agencies to adopt emergency building standards which took effect on January 30th.
- The California Energy Commission (CEC) has already started development of the 2019 Energy Efficiency Building Standards which will increase levels of EE even further and will for the first time require a solar component for new homes and apartments in all 16 climate zones.

The screenshot shows the CALBO website's 'Legislative Watch' page. At the top, there is a navigation menu with links for Home, About Us, Committees, Education, Codes, Legislation, Resources, and Contact. Below the menu is a search bar with the text 'CALBO' and a search button. The main heading is 'CALBO Legislative Watch'. A sub-heading reads: 'Below you will find information on key legislation being followed by the California Building Officials (CALBO). CALBO's official legislative positions are formulated through the analysis of the Board of Directors and Legislative Committee. All positions follow the guidelines set forth by CALBO's Six Point Policy.' There is a 'Quick Status' section with a text input field for 'Enter bill key (wh162):' and a 'Display' button. Below this are several links: 'CALBO Bills of Interest', 'Bills CALBO Supports', 'Bills CALBO Opposes', 'Recent Actions/Amendments', and 'CALBO Calendar Report', each with a 'Display' button. At the bottom of the screenshot, the text 'STAYING UP-TO-DATE' is displayed in green.

The slide is titled 'RESOURCES' in green. It features a list of resources:

- www.senate.ca.gov
- www.asm.ca.gov
- <http://leginfo.legislature.ca.gov>
- www.calbo.org
(Legislation>Legislative Watch)
- CALBO: nbautista@calbo.org

