

# 2023-2024 Ed Week: State Laws

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# My role at CALBO

Represent	CALBO members in Sacramento
Testify	as a lead witness on bills in committee
Meet	with elected officials and legislative staff
Analyze	all bills introduced during the legislative session
Recommend	bill positions to the CALBO Legislative Committee
Draft	position letters
Update	CALBO Members on Advocacy efforts
Attend	ICC Chapter Meetings to give Legislative Updates

# What does Advocacy entail?



Informing legislative staff about public safety and CALBO's role



Building coalitions with like-minded stakeholders



Working with legislative offices as policy is developed



Providing CALBO's perspective in Sacramento



Strategizing approaches to handle different legislation

# How can you help as Building Officials?

- Attend CALBO's Leadership and Advocacy Day in Sacramento
- Talk with your elected officials' district office and build district relationships
- Apply for CALBO's Legislative Committee
- Keep up to date with CALBO's advocacy efforts and offer feedback
- Ask questions about bills
- Let me know if you are hearing of developments on the ground for policy
- Get involved in local ICC Chapters that have a policy committee



# Resources available to you

- CALBO's [Capitol Corner Update](#)
- CALBO's Bill Tracking [List](#)
- [Guide to Changes in State Law](#)
- CALBO Legislative [Presentations](#)
- 3 Free Legislative Update Presentations to CALBO members:  
Spring, Summer, and Fall

# Summary of the 2023-2024 Legislative Session

- 3,021 Bills introduced this year
- First year of the two-year session
- Just over 10 High Priority Bills CALBO is actively working on
- Over 100 Bills CALBO is actively tracking
- Upcoming deadlines
  - Oct 14: Last day for Gov. Newsom to sign or veto bills.
  - Jan 1, 2024: State laws are official.



# How CALBO Determines Bill Positions

- The CALBO Legislative Committee evaluates all new bills of relevance to our members each spring in February and March
- I narrow through the thousands of bills introduced every year and recommend bills for the legislative committee to review.
- The committee then discusses and votes on positions for the bills brought forward.
- In 2023, there were over 3,000 Bills Introduced



# Checklist/considerations on bills

Is this a Mandated Program?

Is this an unfunded mandate and push finances to local jurisdictions?

How much local control is there?

Does it impact smaller jurisdictions?

Does the bill legislate code or push it to the regulatory process?

Is this a public safety measure?

How do organizational partners fall on bills such as CBIA, Code Enforcement, Fire Chiefs, and local government?

What are the unintended consequences of bills for local building departments?

Are there political strategy implications for long-term advocacy goals?



# CALBO's 6 Point Policy: How we decide on positions

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**POINT 1:** We support the preparation, adoption, and enforcement of minimum standards for the protection of the public in the field of building regulations. We are opposed to unwarranted preemption of the field of preparation and enforcement of building regulations by the state.

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**POINT 2:** We support the adoption by reference of published editions of model codes and nationally recognized standards with as few amendments as practicable, by both state and local government. Any amendments or changes to the model codes or standards, except those changes of a local nature due to climatic, topographic, geographic, or other local conditions, should be submitted as proposed changes to the appropriate code or standards through proper channels.

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**POINT 3:** Where the state has adopted minimum standards for the regulation of buildings, local jurisdictions may enforce their own codes as long as these codes, when considered in their entirety and when considered on a performance basis, are equal to or more restrictive than state laws and regulations. The local government body shall have the authority to determine such equivalence

# CALBO's 6 Point Policy Continued

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**POINT 4:** When state laws or regulations are relegated to a local jurisdiction for enforcement, we support the concept that the local governing body should have the authority to designate which department or officer is the enforcing agency.

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**POINT 5:** We support the concept that it is necessary to more clearly define the authority of state agencies in preparing and administering state standards in order to eliminate overlapping jurisdictions.

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**POINT 6:** We support the concept that when the state determines a statewide need giving cause to adopt legislation or regulations that add to local enforcement, the legislation or regulations shall also include appropriate provisions for reimbursement of necessary educational investment and cost of implementation and enforcement.

# 2023-2024 High Priority Bills: Support

AB 468

AB 1046

AB 1332 *\*If Amended*

AB 1445

AB 1505

SB 356

SB 837

# 2023-2024 High Priority Bills: Oppose

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AB 42

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AB 704

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AB 1132 *\*Unless Amended*

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SB 597 *\*Unless Amended*

# Support Position



# AB 468: Substandard Buildings

- Expands the definition of substandard buildings to include a residential building regardless of zoning designation or approved use of the building.
- Allows local enforcement agencies to further enforce building code violations for substandard housing
- Includes violating municipal codes in State Housing Law
- Increases safety protections by including occupants of the building, nearby residents, or the public at risk in the definition.

# AB 1046: Alquist-Priolo Earthquake Fault Zoning Act: exemptions

- Adds new types of buildings designated as seismically vulnerable to reduce requirements for seismic retrofits
- Specifies that any term not defined in the law, will go back to definitions in the California Building Standards Code
- Further exempts existing structures for human occupancy from Alquist-Priolo Requirements.
- Goal is to fully seismically retrofit and improve existing buildings for earthquake safety.



# AB 1332: Pre-Approval ADU Program

- Requires Local Agencies to establish a program for the preapproval of Accessory Dwelling Units (ADU) by January 1, 2025, like a catalogue of ADU plans
- Sets a shotclock on preapproved ADUs of 30 days to approve or deny an application.
- Allows local jurisdictions to charge permitting fees for these ADUs and review for public health and safety.
- Can use other enforcement agencies' plans to comply with the law.
- CALBO Amendments Requested: Have HCD develop a model preapproval program for smaller jurisdictions to comply with the law.





# AB 1445: Drowning Prevention

- Authorizes public elementary schools to provide informational materials about drowning prevention in residential pools and spas to parents and legal guardians of children grades Kindergarten to 3<sup>rd</sup> Grade
- Includes other water safety education to help reduce childhood drownings



# AB 1505: Earthquake Safety and Seismic Retrofitting Grant Program



Appropriates \$250M from the General Fund to establish a soft story multifamily seismic retrofitting program.



Goal is to promote seismic retrofitting and earthquake safety for older buildings in California.

## SB 356: Code Enforcement Pilot Project and Incentive Program

- Provides funding to both new and existing code enforcement teams to assist in promoting building code compliance in local communities
- Requires a 35% match for 3 years by local government participating in the program
- Specifies a code enforcement team shall include a code enforcement officer, building official, and community-based organization.
- Increases the maximum grant to \$2M from the current \$450,000 limit

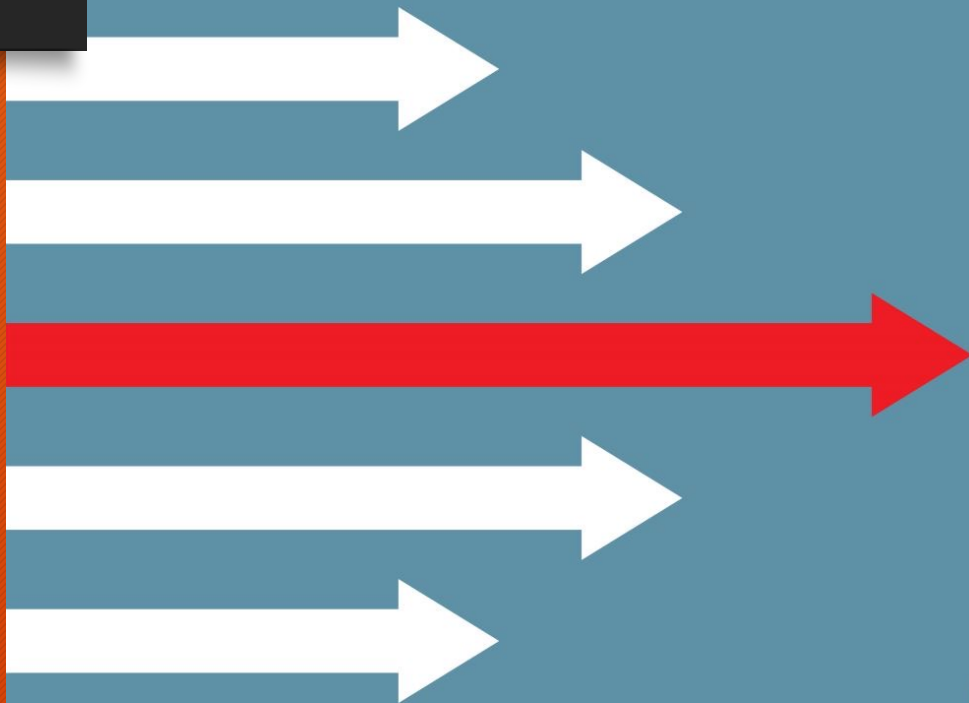


## SB 837: Building Energy Standards: Sealed and Unvented Attics

- Requires the CEC to consider revising the definition of conditioned space to include sealed and unvented attics.
- Focuses on having a discussion in the regulatory process about a new definition.



Oppose Position



## AB 42: Prohibiting Fire Sprinklers in Temporary Sleeping Cabins

- CALBO's top priority this bill would prohibit local enforcement agencies from imposing or enforcing fire sprinklers for temporary homes less than 250 sq feet on a site with 50 or fewer units until January 1, 2027.
- Defines "temporary sleeping cabin" as a nonpermanent fixture intended to provide temporary housing to people experiencing homelessness or at risk of homelessness less than 250 sq feet.
- Provides "alternative fire and life safety standards" instead.



# AB 704: Building Standards: PV Requirements

- Prohibits residential construction intended to repair, restore, or replace a residential building damaged or destroyed as a result of a natural disaster from complying with new or conflicting photovoltaic requirements if it meets specific conditions.
- CALBO believes all buildings should be up to current code.



# AB 1132: Solar Permit Fee Caps

- Extends the solar permit fee caps of \$400 for residential solar energy systems and \$1000 for commercial solar energy systems to 2034.
- CALBO Amendments: Some type of inflationary adjustment to the permit fee caps in exchange for extending the sunset date.





# SB 597: Building Standards: Rainwater catchment systems

- Requires the Department of Housing and Community Development(HCD) to research the development of mandatory building standards for the installation of rainwater catchment systems with relevant state agencies.
- Requires HCD to submit for adoption mandatory building standards for the installation of rainwater catchment systems for newly constructed residential dwellings in the next code cycle.
- CALBO Amendments: Remove the requirement to adopt mandatory building standards and make it optional for BSC to propose them for adoption in the next code cycle.
- After Amendments, CALBO Moved to Neutral on this bill.



Questions?

