



Meeting Agenda for April 1st, 2025 Redwood
Empire Association of Code Officials
1007-B West COLLEGE AVE # 326 SANTA ROSA CA 95401

REACO Regular Meeting: April 1st, 2025
HELD AT: 200 South School St, Ukiah, CA
MEETING START TIME IS 12:00 pm

You can also join virtually through the Zoom link below.

<https://us02web.zoom.us/j/83356293801?pwd=7hFGNFztspbeS0LpHoqFI56CXdM47v.1>

CALL TO ORDER and PLEDGE OF ALLEGIANCE

SELF INTRODUCTIONS (Officers, Guests, Members)

APPROVAL OF MINUTES – March 4th meeting

OFFICER REPORTS

President: Kevin Scheumann–

Treasurer: Betty Li –

1. Account transactions summaries

Checking and savings beginning balance: \$

Deposits: \$

Debits and Checks: \$

Checking and savings ending balance: \$

Vice President: Ryan Rose

Secretary: Pam Miller

Past President: Richard Angley

LIAISON REPORTS

SCFPO: Devon Gambonini –

ICC Rep: Karyn Beebe – See Link <https://www.iccsafe.org/advocacy/gr-monthly-update/>

CBOAC: Eric Seabrook –

CALBO: Doug Hughes –

CEC Rep: Gagandeep Randhawa – [See Attachments](#)

IAEI: Doug Hughes, Mike Stone –

BayREN: Christine Condon – [See Attachments](#)

RECSI: Crystal Wright; Admin Assist– [See Attachment](#)

PRESENTATION: Matt Wheeler; Legislative Overview of Bills that CALBO is tracking @ 12:15 PM.

COMMITTEE REPORTS

Education Committee: Eric Seabrook, David Willoughby and Kevin Scheumann –

Web-Site Committee: David Willoughby –

ADU Committee: Brad Cannon, Eric Seabrook – See information on web page

Scholarship Committee: David Willoughby, Richard Angley, Kris Kuntz, Ian Broeske

Nominations Committee: (3rd / 4th Quarter item)

Annual Audit Committee: (1st Quarter item)

CORRESPONDENCE AND ANNOUNCEMENTS

CALBO's Leadership & Advocacy Day

MAY 14, 2025 - 9:00AM - 4:00PM

Join CALBO's Advocacy Team in Sacramento for an opportunity to highlight your role as a building safety professional at our annual Leadership & Advocacy Day. We're focused on raising awareness of our crucial work during Building Safety month, in addition to promoting the role of local government within our communities.

Date: Wednesday, May 14, 2025
Time: 9:00am – 4:00pm
Venue: Thirtyfour
Mexican Cantina
1100 O St, Sacramento
CALBO Members, Register Now
– [Click Here!](#)



Why participate?

Lobbying is more than just advocating for favorable outcomes; it is about educating those who make decisions that affect us. Through education, we can build a comprehensive understanding of our profession with our elected leaders and promote policy that will protect the safety and interests of those we serve.

Who should participate?

This one-day complimentary event for CALBO Members, whether you are the government affairs novice or an active politico. All you have to

do is RSVP to let us know that you are coming, and show up ready to meet with decision-makers.

What is Leadership & Advocacy Day?

Leadership & Advocacy Day participants are briefed by CALBO's Advocacy Team in the morning, covering all topics and questions relative to our activities at the State Capitol. Following lunch, participants take the short walk to legislative offices for pre-arranged meetings with State Legislators. By meeting with legislative offices, you are showcasing the work of your local building department, while forging relationships that benefit your community. You will also have the opportunity to represent CALBO, promoting the best interests of local building departments and our membership.

Schedule of Events

9:00 – 9:30am **Check-In & Coffee Available**

9:30am **Welcome Remarks by CALBO Leadership**

9:45 – 11:00am **Special Briefing on CALBO's Legislative Priorities**

11:00 – 11:30am **Lunch**

11:30am – 4:00pm **Prearranged Meetings in State Capitol**

We will host a virtual one-hour debrief the following day (Thursday, May 15) at 10:00am to follow-up on your efforts at the State Capitol.

We look forward to seeing you there!

For any questions about this upcoming event, please contact the [CALBO Office](#) or 916-457-1103.

LEGISLATIVE NEWS

CODE QUIZ-

OLD BUSINESS

NEW BUSINESS

- a. Give data points on May field visit.
- b. ..
- c. ..
- d. ..

ADJOURNMENT – next meeting on May 6th 2025 @ Basalite plant: 605 Industrial Way, Dixon, CA 95620 arrival time 10:30AM with tour starting at 11AM- **meeting invite with location . will be sent out later in the month and no virtual link for this field event.**



Efficiency Division Updates

CALIFORNIA ENERGY COMMISSION

ICC Chapter Monthly Meeting

April 2025

Energy Code Related Updates

- **Business meeting agendas and recordings**

- **March 17 Business meeting**

- Approved local ordinances exceeding the 2022 Energy Code:
 - Contra Costa County
 - Electric-ready for hotel/motel, retail building installing gas appliances.
 - Minimum performance compliance margins for newly constructed hotel/motel, retail, single-family, multifamily buildings
 - Cities of Burlingame and Cupertino
 - Minimum compliance margins for all newly constructed buildings.
 - Nonresidential: HVAC hot water maximum temperature; electric ready when gas used, inc. commercial kitchens.
 - Single family: Space reserved for outdoor heat pump HVAC condenser.
 - City of Burlingame
 - Multifamily: Heat pump water heater ready

- **Next Business meeting – April 10th** (Agenda Pending)

- Potential approval of local ordinances exceeding 2022 Energy Code
 - County and City of San Mateo
 - Additional electric readiness requirements for newly constructed buildings.
 - HVAC hot water temperature requirements for nonresidential buildings.
 - Source energy compliance margins for all newly constructed buildings by building types.

- **Blueprint** Spring 2025 (Coming Soon)

- Topics include:
 - 2025 Energy Code: Single-Family Summary of Changes
 - Compliance Software Updates
 - Energy Code Support Center Updates
 - Q&A - Single-Family Outdoor Lighting

- **2025 Factsheets** on the Energy Code Support Center **Overview webpage**

- **2025 What's new Single- Family**
 - **2025 What's New Multifamily**
 - **2025 What's New Nonresidential**
 - 2025 Single-family Mandatory Requirements Summary (Coming Soon)

- **2022 Energy Code Compliance Software updates**

- Single Family: CBECC-Res 2022.3.2, EnergyPro 9.4
 - Nonresidential and Multifamily: CBECC 2022.3.2, EnergyPro 9.4

- I-REN's new **Ask an Energy Code Question program** available to answer Energy Code questions. 3C-REN also has this program.

- **2025 Energy Code** – effective January 1, 2026
 - New documents published on [Docket 24-BTSD-01](#)
 - [Final Express Terms 2025 Energy Code](#)
 - [Final Express Terms Reference Appendices](#)
 - [Final Statement of Reasons](#)
 - [Public Comments and Responses](#)
 - Research versions of CBECC software available on [2025 Compliance Software webpage](#).
- **Welcome to the 2028 Energy Code Cycle** – Codes and Standards Enhancement (CASE) Team – learn about plans for the 2028 Energy Code Cycle.

Energy Code Training and Events

- **Energy Commission training and events**
 - April 15 -16 – Exhibiting CALBO ABM
- **Energy Code Ace training**
 - April 1 – 2022 Nonresidential Compliance – EnergyPro Introduction
 - April 2 – 2022 Nonresidential Compliance – EnergyPro Advanced
 - April 3 – 2025 Nonresidential Standards – What’s New
 - April 8 – 10 – 2022 Single Family Standards for Energy Consultants
 - April 15 – 2022 Single Family Compliance – EnergyPro Introduction
 - April 16 – 2022 Single Family Compliance – EnergyPro Advanced
 - April 17 – 2025 Residential Standards – What’s New
 - April 15 – 16 – 2022 Single Family Standards for Plan Examiners
 - April 22 – 23 – 2022 Single Family Standards for Building Inspectors
 - April 24 – 2022 Single Family Standards – Mechanical Systems
 - April 29 – 30 – 2022 Nonresidential Standards for Building Inspectors
- **BayREN training**
- **3C-REN training**
 - April 9 – 2025 Single family: Energy Code Implementation Series
 - April 30 – Preparing for 2025 Energy Code
- **I-REN training**
 - April 24 – Heat Pump Water Heaters Intermediate Course: Design, Installation and Review
- **SoCal REN resources**
- **PG&E training**
- **Southern California Edison training**
- **SoCal Gas education**

Energy Code Resources

- **Energy Code Support Center**
- Energy Code Hotline: call 800-772-3300 or use [hotline submission form](#)
- **2022 Energy Code Compliance Software**
- **Local Energy Code resources**
- **CalGreen resources**
- **Building and Home Energy Resource Hub**
- **Inflation Reduction Act Residential Energy Rebate Programs**

Receive regular updates via email

- [Blueprint Newsletter email list](#)
- [Building Standards email list](#)
- [Appliance Standards email list](#)
- [Federal IRA Residential Incentives email list](#)



BayREN Codes & Standards Program

2025 BayREN Energy Code Trainings & Events

<https://www.bayrencodes.org/events/>

Live Online Events & Trainings

BayREN C&S Training: Introduction to CALGreen

Location: live online

Date: Thursday, April 23, 2025

Time: 9:00 am – 10:30 am

Description: This training is designed to equip building department staff with a clear understanding of the California Green Building Standards Code (CALGreen) and its role in advancing sustainability within the state's building sector. Participants will be introduced to the core requirements, terminology, and objectives of CALGreen, providing a clear understanding of its application in both residential and non-residential construction projects. By the end of the course, participants will be able to identify key components and triggers of CALGreen, understand the compliance and enforcement process, and recognize how CALGreen contributes to statewide and local environmental and energy-efficiency goals.

Target Audience: Building Department Staff, Building Professionals, Contractors

ICC CEUs: 0.1

[Webinar Registration Link](#)

BayREN C&S Training: Heat Pump Water Heaters for Building Departments

Location: live online

Date: Wednesday, May 7, 2025

Time: 9:00 am – 10:30 am

Description: Heat pump water heaters (HPWHs) are an increasingly popular technology that are a highly efficient means of providing hot water to houses. This training will describe HPWHs, code requirements for HPWHs, resources for permitting and compliance, and best practices for enforcement.

Topics Covered: Compliance Forms, Energy Code, Heat Pump, HVAC, Single Family

Target Audience: Building Department Staff

ICC CEUs: 0.1

[Webinar Registration Link](#)

BayREN TDS Training: Heat Pump Water Heaters for Facilities Staff

Location: live online

Date: Wednesday, May 14, 2025

Time: 9:00 am – 10:30 am

Description: Heat pump water heaters (HPWHs) are an increasingly popular technology that are a highly efficient means of providing hot water to buildings. This training will cover the fundamentals of HPWHs, key factors to consider when replacing a gas water heater with a HPWH, installation requirements, operations and maintenance essentials, strategies for optimizing performance, and best practices for ensuring long-term reliability in public buildings.

Target Audience: Facilities Staff

CEUs: 1.5 BOC Maintenance Points and 1.5 FM-Related Education Hours

[Webinar Registration Link](#)

BayREN C&S Training: Heat Pump HVAC for Building Departments

Location: live online

Date: Tuesday, May 20, 2025

Time: 9:00 am – 10:30 am

Description: Heat pumps are an increasingly popular technology that are a highly efficient means of providing heating and cooling in residential and commercial buildings. This course will describe Heat Pump HVAC, when HP-HVAC are allowed under 2022 Codes, code requirements for installation, and how to complete compliance forms.

Topics Covered: Overview of heating and cooling technologies and trends, identifying HP-HVAC in the field, Energy Code requirements for HP-HVAC installations and replacements, Energy Code compliance forms, and requirements specific to HP-HVAC. **Target Audience:** Building Department Staff

ICC CEUs: 0.1

[Webinar Registration Link](#)

BayREN On-Demand C&S Trainings

BayREN Regional Forum: From Foundation to Finish: Fitting Embodied Carbon into our Decarbonization Goals

Location: On Demand Recordings

Date: Wednesday, March 19, 2025

Description: Addressing carbon emissions is not only about the energy a building uses to operate. Up to half of a building's carbon emissions are produced before the doors even open. These "embodied carbon" emissions are created during the manufacture, transportation, maintenance, and disposal of building materials. From the concrete in the foundation of a building to the finishing materials, furnishings and appliances selected, embodied carbon is often a missing piece of the total carbon puzzle. This forum will discuss how California's Green Building Code addresses embodied carbon, design choices that can reduce emissions over a building's lifecycle, and how local governments can lead the way in addressing embodied carbon. This online Forum is free and open to all.

[Forum Recording & Materials Link](#)

2022 Energy Code Single Family Heat Pump Water Heater Training for Building Departments

Location: On demand

Duration: Short Course (60-90 minutes)

Description: Heat pump water heaters (HPWHs) are an increasingly popular technology that are a highly efficient means of providing hot water to houses. This training will describe HPWHs, when HPWHs are allowed under the 2022 Code, code requirements for installation, and how to complete compliance forms.

Topics Covered: Overview of water heater technologies and trends, identifying HPWHs in the field, Energy Code requirements for HPWH installations and replacements, Energy Code compliance forms, and requirements specific to HPWHs. **Target Audience:** Building Department Staff

ICC CEUs: 0.1

[On Demand Webinar Registration Link](#)

2022 Energy Code Single Family Heat Pump HVAC Training for Building Departments

Location: On demand

Duration: Short Course (60-90 minutes)

Description: Heat pump water heaters (HPWHs) are an increasingly popular technology that are a highly efficient means of providing hot water to houses. This training will describe HPWHs, when HPWHs are allowed under the 2022 Code, code requirements for installation, and how to complete compliance forms.

Topics Covered: Overview of water heater technologies and trends, identifying HPWHs in the field, Energy Code requirements for HPWH installations and replacements, Energy Code compliance forms, and requirements specific to HPWHs. **Target Audience:** Building Department Staff

ICC CEUs: 0.1

[On Demand Webinar Registration Link](#)

2022 Energy Code: Navigating the Energy Code

Location: On demand

Duration: Short Course (60-90 minutes)

Description: This course will review the context of the Energy Code and provide an overview of its structure, important supporting references and manuals, and how it addresses different types of buildings and projects, as well as mandatory measures and performance and prescriptive approaches.

Topics Covered: Introduction on the California's Building Code and the Energy Code, the components of Title 24 and the organization, review energy code compliance pathways to residential and nonresidential. **Target**

Audience: Building Department Staff

ICC CEUs: 0.1

[On Demand Webinar Registration Link](#)

2022 Energy Code: Nonresidential Lighting Compliance

Location: On demand

Duration: Short Course (60-90 minutes)

Description: This course will explore essential lighting and electrical distribution compliance and its implications for plan review and field inspection. It will also cover where to find and how to navigate through the relevant energy standards. **Topics Covered:** Compliance Forms, Energy Code, Nonresidential

Target Audience: Building Department Staff

ICC CEUs: 0.1

[On Demand Webinar Registration Link](#)

For information about BayREN resources and trainings contact Christine Condon, Sonoma County BayREN Codes and Standards Program Representative: Christine.Condon@sonoma-county.org or 707-565-2125.

Energy Code Ace Trainings

<https://energycodeace.com/>

2022 Title 24, Part 6 Essentials – Single-family Standards for Plans Examiners

Location: live online

Date: April 15 - 16, 2025

Time: 1:00 pm – 4:30 pm

Description: This highly interactive online live course is designed to provide plans examiners with the knowledge and skills they need to fulfill their roles associated with California's 2022 Single-family Energy Code. This course focuses on the "top six" categories of high-value energy savings and impact on Energy Code compliance for residential projects and the "essential" Plans Examiner tasks associated with top Energy Code compliance categories. Presentations and hands-on activities illustrate how review strategies shift based on project type (Performance vs. Prescriptive; New Construction vs. Additions vs. Alterations). Practice with the Plans Examiner Checklist demonstrates how it can guide an efficient and effective Energy Code plan check that is appropriate given time available, realities on the job and goals of the Energy Code. This course is delivered in two 3.5-hour sessions over two days. Both sessions need to be attended to complete the course.

ICC CEUs: 0.7

[Webinar Registration Link](#)

2022 Title 24, Part 6 Essentials – Nonresidential & Multifamily Standards for Plans Examiners

Location: live online

Date: June 25 - 26, 2025

Time: 1:00 pm – 4:30 pm

Description: Plans Examiners, learn how to use a checklist to do fast and effective plan checks for the 2022 Energy Code for Nonresidential and Multifamily projects. Topics covered in this class include identification of the "top seven" categories of high-value energy savings and impact on Energy Code compliance, essential plan check tasks associated with these key areas of review, where corresponding details are found on 2022 energy compliance forms and effective communication of code requirements with permit applicants. Hands-on activities throughout the course will provide participants with practice utilizing a Plans Examiner checklist as a guide for efficient and effective Energy Code review that is appropriate given time available, realities on the job and goals of the Energy Code.

ICC CEUs: 0.7

[Webinar Registration Link Coming Soon](#)

Energy Code Ace 2025 Title 24, Part 6 Fact Sheets

Fact Sheet: Single-family Buildings: What's Changed in 2025

Use this fact sheet if you need to examine the language of the 2025 California Building Energy Efficiency Standards (Energy Code or Title 24, Part 6) for single-family residential buildings.

[Download](#)

Fact Sheet: Single-family Buildings: What's New in 2025

Use this fact sheet to get a detailed overview of changes to California's Building Energy Efficiency Standards (Energy Code or Title 24, Part 6) in 2025 for single-family buildings.

[Download](#)

Fact Sheet: Nonresidential Buildings: What's Changed in 2025

Use this fact sheet if you need to examine the language of the 2025 California Building Energy Efficiency Standards (Energy Code or Title 24, Part 6) for nonresidential buildings.

[Download](#)

Date Published: 03/12/2025 09:00 PM
BILL START

REVISED MARCH 19, 2025

AMENDED IN ASSEMBLY MARCH 12, 2025

AMENDED IN ASSEMBLY MARCH 05, 2025

CALIFORNIA LEGISLATURE— 2025–2026 REGULAR SESSION

ASSEMBLY BILL

NO. 306

Introduced by Assembly Members Schultz and Rivas
(Principal coauthors: Assembly Members Haney and Wicks)
(Coauthor: Assembly Member Gabriel)

January 23, 2025

An act to amend Sections 17958, 17958.5, 17958.7, 18929.1, and 18930 of the Health and Safety Code, relating to building standards, and declaring the urgency thereof, to take effect immediately.

LEGISLATIVE COUNSEL'S DIGEST

AB 306, as amended, Schultz. Building regulations: state building standards.

Existing law establishes the Department of Housing and Community Development (department) in the Business, Consumer Services, and Housing Agency. Existing law, the California Building Standards Law, establishes the California Building Standards Commission (commission) within the Department of General Services. Existing law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code (code). Existing law, the State

Housing Law, establishes statewide construction and occupancy standards for buildings used for human habitation.

Existing law requires, among other things, the building standards adopted and submitted by the department for approval by the commission, as specified, to be adopted by reference, with certain exceptions. Existing law authorizes any city or county to make changes in those building standards that are published in the code, including to green building standards. Existing law requires the governing body of a city or county, before making modifications or changes to those green building standards, to make an express finding that those modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions.

This bill would, from June 1, 2025, until June 1, 2031, inclusive, prohibit a city or county from making changes that are applicable to residential units to the above-described building standards unless a certain condition is met, including that the commission deems those changes or modifications necessary as emergency standards to protect health and safety. By requiring a city or county to take certain actions relating to building standards, this bill would impose a state-mandated local program.

This bill would, from June 1, 2025, until June 1, 2031, inclusive, require the commission to reject a modification or change to any building standard, as described above, affecting a residential unit and filed by the governing body of a city or county unless a certain condition is met, including that the commission deems those changes or modifications necessary as emergency standards to protect health and safety. The bill would also make related findings and declarations.

Existing law requires the commission to receive proposed building standards from state agencies for consideration in an 18-month code adoption cycle and to develop regulations, as specified, setting forth the procedures for the 18-month adoption cycle.

This bill, from June 1, 2025, until June 1, 2031, inclusive, would provide that the above-described requirement does not apply to any building standards affecting residential units and would prohibit the commission from considering, approving, or adopting any proposed building standards affecting residential units, unless a certain condition is met, including that the commission deems those changes necessary as emergency standards to protect health and safety.

The California Building Standards Law provides for the adoption of building standards by state agencies by requiring all state agencies that adopt or propose adoption of any building standard to submit the building standard to the commission for approval and adoption.

This bill would prohibit the commission or any other adopting agency from considering, approving, or adopting any proposed building standards affecting residential units, unless a certain condition is met, including that the commission deems those changes necessary as emergency standards to protect health and safety.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

This bill would declare that it is to take effect immediately as an urgency statute.

DIGEST KEY

Vote: 2/3 Appropriation: NO Fiscal Committee: YES Local Program: NO

BILL TEXT

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1.

The Legislature finds and declares all of the following:

(a) The state faces a housing crisis of availability and affordability, in large part due to a severe shortage of housing.

(b) Solving the housing crisis therefore requires a multifaceted, statewide approach, which will include, but is not limited to, any or some of the following:

(1) Encouraging an increase in the overall supply of housing.

(2) Encouraging the development of housing that is affordable to households at all income levels.

(3) Removing barriers to housing production.

(4) Expanding the availability of rental housing.

(c) Addressing the housing crisis and the severe shortage of housing is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, Sections 2, 3, and 4 of this act amending Sections 17958, 17958.5, and 17958.7 of the Health and Safety Code apply to all cities, including charter cities.

SEC. 2.

Section 17958 of the Health and Safety Code is amended to read:

17958.

(a) Except as provided in subdivision (b), and in Sections 17958.8 and 17958.9, any city or county may make changes in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations thereafter adopted pursuant to Section 17922 to amend, add, or repeal ordinances or regulations which impose the same requirements as are contained in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations adopted pursuant to Section 17922 or make changes or modifications in those requirements upon express findings pursuant to Sections 17958.5 and 17958.7. If any city or county does not amend, add, or repeal ordinances or regulations to impose those requirements or make changes or modifications in those requirements upon express findings, the provisions published in the California Building Standards Code or the other regulations promulgated pursuant to Section 17922 shall be applicable to it and shall become effective 180 days after publication by the California Building Standards Commission. Amendments, additions, and deletions to the California Building Standards Code adopted by a city or county pursuant to Section 17958.7, together with all applicable portions of the California Building Standards Code, shall become effective 180 days after publication of the California Building Standards Code by the California Building Standards Commission.

(b) Commencing June 1, 2025, until June 1, 2031, inclusive, a city or county shall not make changes that are applicable to residential units in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations thereafter adopted pursuant to Section 17922 to amend, add, or repeal ordinances or regulations which impose the same requirements as are contained in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations adopted pursuant to Section 17922

or make changes or modifications in those requirements upon express findings pursuant to Sections 17958.5 and 17958.7, unless one of the following conditions is met:

- (1) The changes or modifications are substantially equivalent to changes or modifications that were previously filed by the governing body of the city or county and were in effect as of January 1, 2025.
- (2) The commission deems those changes or modifications necessary as emergency standards to protect health and safety.
- (3) The changes or modifications relate to home hardening.
- (4) The building standards relate to home hardening and are proposed for adoption by a fire protection district pursuant to Section 13869.7.

SEC. 3.

Section 17958.5 of the Health and Safety Code is amended to read:

17958.5.

(a) Except as provided in subdivision (c) and in Section 17922.6, in adopting the ordinances or regulations pursuant to Section 17958, a city or county may make those changes or modifications in the requirements contained in the provisions published in the California Building Standards Code and the other regulations adopted pursuant to Section 17922, including, but not limited to, green building standards, as it determines, pursuant to the provisions of Section 17958.7, are reasonably necessary because of local climatic, geological, or topographical conditions.

(b) For purposes of this section, a city or county may make reasonably necessary modifications to the requirements, adopted pursuant to Section 17922, including, but not limited to, green building standards, contained in the provisions of the code and regulations on the basis of local conditions.

(c) Commencing June 1, 2025, until June 1, 2031, inclusive, a city or county shall not make a change or modification as described in subdivision (a) or (b), including to green building standards, that is applicable to residential units, unless one of the following conditions is met:

- (1) The changes or modifications are substantially equivalent to changes or modifications that were previously filed by the governing body of the city or county and were in effect as of January 1, 2025.
- (2) The commission deems those changes or modifications necessary as emergency standards to protect health and safety.
- (3) The changes or modifications relate to home hardening.
- (4) The building standards relate to home hardening and are proposed for adoption by a local fire prevention district pursuant to Section 13869.7.

SEC. 4.

Section 17958.7 of the Health and Safety Code is amended to read:

17958.7.

(a) Except as provided in subdivision (c) and in Section 17922.6, the governing body of a city or county, before making any modifications or changes pursuant to Section 17958.5, shall make an express finding that such modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions. Such a finding shall be available as a public record. A copy of those findings, together with the modification or change expressly marked and identified to which each finding refers, shall be filed with the California Building Standards Commission. No

modification or change shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission.

(b) The California Building Standards Commission may reject a modification or change filed by the governing body of a city or county if no finding was submitted.

(c) Commencing June 1, 2025, until June 1, 2031, inclusive, the commission shall reject a modification or change to any building standard affecting a residential unit and filed by the governing body of a city or county, unless one of the following conditions is met:

(1) The changes or modifications are substantially equivalent to changes or modifications that were previously filed by the governing body of the city or county and were in effect as of January 1, 2025.

(2) The commission deems those changes or modifications necessary as emergency standards to protect health and safety.

(3) The changes or modifications relate to home hardening.

(4) The building standards relate to home hardening and are proposed for adoption by a local fire prevention district pursuant to Section 13869.7.

SEC. 5.

Section 18929.1 of the Health and Safety Code is amended to read:

18929.1.

(a) Except as provided in subdivision (c), the commission shall receive proposed building standards from state agencies for consideration in an 18-month code adoption cycle. The commission shall develop regulations setting forth the procedures for the 18-month adoption cycle. The regulations shall ensure all of the following:

(1) Adequate public participation in the development of building standards prior to submittal to the commission for adoption and approval.

(2) Adequate notice, in written form, to the public of the compiled building standards and their justification.

(3) Adequate technical review of proposed building standards and accompanying justification by advisory bodies appointed by the commission.

(4) Adequate time for review of recommendations by advisory bodies prior to action by the commission.

(5) The procedures shall meet the intent of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code) and Section 18930.

(b) Where this section is in conflict with other provisions of this part, the intent of this section shall prevail.

(c) Commencing June 1, 2025, until June 1, 2031, inclusive, subdivision (a) shall not apply to any building standards affecting residential units and proposed building standards affecting residential units shall not be considered, approved, or adopted by the commission, unless ~~either~~ *any* of the following conditions is met:

(1) The commission deems those changes necessary as emergency standards to protect health and safety.

(2) The building standards relate to home hardening and are proposed for adoption by the Office of the State Fire Marshal.

(3) The building standards are proposed for adoption in relation to standards researched pursuant to Section 13108.5.2.

(4) The building standards are proposed for adoption pursuant to Sections 17921.9, 17921.11, or 18940.7 of this code, or Section 13558 of the Water Code.

SEC. 6.

Section 18930 of the Health and Safety Code is amended to read:

18930.

(a) Except as provided in subdivision (g), any building standard adopted or proposed by state agencies shall be submitted to, and approved or adopted by, the California Building Standards Commission prior to codification. Prior to submission to the commission, building standards shall be adopted in compliance with the procedures specified in Article 5 (commencing with Section 11346) of Chapter 3.5 of Part 1 of Division 3 of Title 2 of the Government Code. Building standards adopted by state agencies and submitted to the commission for approval shall be accompanied by an analysis written by the adopting agency or state agency that proposes the building standards which shall, to the satisfaction of the commission, justify the approval thereof in terms of the following criteria:

(1) The proposed building standards do not conflict with, overlap, or duplicate other building standards.

(2) The proposed building standard is within the parameters established by enabling legislation and is not expressly within the exclusive jurisdiction of another agency.

(3) The public interest requires the adoption of the building standards. The public interest includes, but is not limited to, health and safety, resource efficiency, fire safety, seismic safety, building and building system performance, and consistency with environmental, public health, and accessibility statutes and regulations.

(4) The proposed building standard is not unreasonable, arbitrary, unfair, or capricious, in whole or in part.

(5) The cost to the public is reasonable, based on the overall benefit to be derived from the building standards.

(6) The proposed building standard is not unnecessarily ambiguous or vague, in whole or in part.

(7) The applicable national specifications, published standards, and model codes have been incorporated therein as provided in this part, where appropriate.

(A) If a national specification, published standard, or model code does not adequately address the goals of the state agency, a statement defining the inadequacy shall accompany the proposed building standard when submitted to the commission.

(B) If there is no national specification, published standard, or model code that is relevant to the proposed building standard, the state agency shall prepare a statement informing the commission and submit that statement with the proposed building standard.

(8) The format of the proposed building standards is consistent with that adopted by the commission.

(9) The proposed building standard, if it promotes fire and panic safety, as determined by the State Fire Marshal, has the written approval of the State Fire Marshal.

(b) In reviewing building standards submitted for its approval, the commission shall consider only the record of the proceedings of the adopting agency, except as provided in subdivision (b) of Section 11359 of the Government Code.

(c) Where the commission is the adopting agency, it shall consider the record submitted to, and considered by, the state agency that proposes the building standards and the record of public comment that results from the commission's adoption of proposed regulations.

(d) (1) The commission shall give great weight to the determinations and analysis of the adopting agency or state agency that proposes the building standards on each of the criteria for approval set forth in subdivision (a). Any factual determinations of the adopting agency or state agency that proposes the building standards shall be considered conclusive by the commission unless the commission specifically finds, and sets forth its reasoning in writing, that the factual determination is arbitrary and capricious or substantially unsupported by the evidence considered by the adopting agency or state agency that proposes the building standards.

(2) Whenever the commission makes a finding, as described in this subdivision, it shall return the standard to the adopting agency or state agency that proposes the building standards for a reexamination of its original determination of the disputed fact.

(e) Whenever a building standard is principally intended to protect the public health and safety, its adoption shall not be a "factual determination" for purposes of subdivision (d). Whenever a building standard is principally intended to conserve energy or other natural resources, the commission shall consider or review the cost to the public or benefit to be derived as a "factual determination" pursuant to subdivision (d). Whenever a building standard promotes fire and panic safety, each agency shall, unless adopted by the State Fire Marshal, submit the building standard to the State Fire Marshal for prior approval.

(f) Whenever the commission finds, pursuant to paragraph (2) of subdivision (a), that a building standard is adopted by an adopting agency pursuant to statutes requiring adoption of the building standard, the commission shall not consider or review whether the adoption is in the public interest pursuant to paragraph (3) of subdivision (a).

(g) Commencing June 1, 2025, until June 1, 2031, inclusive, proposed building standards affecting residential units shall not be considered, approved, or adopted by the commission or any other adopting agency, unless ~~either~~ *any* of the following conditions is met:

(1) The commission deems those changes necessary as emergency standards to protect health and safety.

(2) The building standards relate to home hardening and are proposed for adoption by the Office of the State Fire Marshal.

(3) The building standards are proposed for adoption in relation to standards researched pursuant to Section 13108.5.2.

(4) The building standards are proposed for adoption pursuant to Sections 17921.9, 17921.11, or 18940.7 of this code, or Section 13558 of the Water Code.

SEC. 7.

This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the California Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to avert economic and social harm as a result of natural disasters and the severe lack of affordable housing in the state, it is necessary for this act to take effect immediately.

REVISIONS:

Heading—Line 3.

Senate Bill No. 1077

CHAPTER 454

An act to add Section 30500.5 to the Public Resources Code, relating to coastal resources.

[Approved by Governor September 22, 2024. Filed with
Secretary of State September 22, 2024.]

legislative counsel's digest

SB 1077, Blakespear. Coastal resources: local coastal program: amendments: accessory and junior accessory dwelling units.

Existing law, the California Coastal Act of 1976, among other things, establishes the California Coastal Commission and provides for planning and regulation of development in the coastal zone, as defined. The act requires the commission to adopt, after public hearing, procedures for the preparation, submission, approval, appeal, certification, and amendment of a local coastal program, as provided.

Existing law, the Planning and Zoning Law, authorizes a local agency to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified. Existing law also authorizes a local agency to provide for the creation of junior accessory dwelling units in single-family residential zones, as specified. Existing law authorizes the Department of Housing and Community Development to review, adopt, amend, or repeal guidelines to implement uniform standards or criteria that supplement or clarify certain statutory terms, references, and standards related to accessory dwelling units.

This bill would require, by July 1, 2026, the commission, in coordination with the department, to develop and provide guidance for local governments to facilitate the preparation of amendments to a local coastal program to clarify and simplify the permitting process for accessory dwelling units and junior accessory dwelling units within the coastal zone. The bill would require the commission, in coordination with the department, to convene at least one public workshop to receive and consider public comments on the draft guidance before the finalization of the guidance document and to post the guidance document on the commission's and department's respective internet websites, as specified. To the extent the bill would create additional duties for a local government, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement

for those costs shall be made pursuant to the statutory provisions noted above.

The people of the State of California do enact as follows:

SECTION 1. Section 30500.5 is added to the Public Resources Code, to read:

30500.5. (a) By July 1, 2026, the commission shall, in coordination with the Department of Housing and Community Development, develop and provide guidance for local governments to facilitate the preparation of amendments to a local coastal program to clarify and simplify the permitting process for accessory dwelling units and junior accessory dwelling units, as defined in Section 66313 of the Government Code, within the coastal zone.

(b) The commission shall, in coordination with the Department of Housing and Community Development, convene at least one public workshop to receive and consider public comments on the draft guidance before the finalization of the guidance document. The commission and the Department of Housing and Community Development shall post the draft guidance on their respective internet websites at least 30 days before the public workshop. The commission shall provide notice of the public workshop to all cities and counties within the coastal zone. The final guidance document shall be posted on the commission's and the Department of Housing and Community Development's respective internet websites.

SEC. 2. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

Assembly Bill No. 2533

CHAPTER 834

An act to amend Section 66332 of the Government Code, relating to land use.

[Approved by Governor September 28, 2024. Filed with
Secretary of State September 28, 2024.]

legislative counsel's digest

AB 2533, Juan Carrillo. Accessory dwelling units: junior accessory dwelling units: unpermitted developments.

Existing law, the Planning and Zoning Law, authorizes a local agency, by ordinance or ministerial approval, to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified. Existing law prohibits a local agency from denying a permit for an unpermitted accessory dwelling unit that was constructed before January 1, 2018, because the accessory dwelling unit is in violation of building standards or state or local standards applicable to accessory dwelling units, unless the local agency makes a finding that correcting the violation is necessary to protect the health and safety of the public or the occupants of the structure. Existing law makes those provisions inapplicable to a substandard building, as specified.

This bill would instead prohibit a local agency from denying a permit for an unpermitted accessory dwelling unit or junior accessory dwelling unit that was constructed before January 1, 2020, for those violations, unless the local agency makes a finding that correcting the violation is necessary to comply with conditions that would otherwise deem a building substandard. The bill would require a local agency to inform the public about the provisions prohibiting denial of a permit for an unpermitted accessory dwelling unit or junior accessory dwelling unit. The bill would require this information to include a checklist of the conditions that deem a building substandard and to inform homeowners that, before submitting a permit application, the homeowner may obtain a confidential third-party code inspection from a licensed contractor. The bill would prohibit a local agency from requiring a homeowner to pay impact fees or connection or capacity charges except under specified circumstances. By imposing additional duties on local agencies, the bill would impose a state-mandated local program. The bill would authorize an inspector from a local agency, upon receiving an application for a permit for a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, to inspect the unit for compliance with health and safety standards and provide recommendations to comply with health and safety standards. The bill would prohibit the local agency from penalizing an applicant for having

the unpermitted accessory dwelling unit and would require the local agency to approve necessary permits to correct noncompliance with health and safety standards.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

The people of the State of California do enact as follows:

SECTION 1. Section 66332 of the Government Code is amended to read:

66332. (a) Notwithstanding any other law, and except as otherwise provided in subdivision (b), a local agency shall not deny a permit for an unpermitted accessory dwelling unit or unpermitted junior accessory dwelling unit that was constructed before January 1, 2020, due to either of the following:

(1) The accessory dwelling unit or junior accessory dwelling unit is in violation of building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code.

(2) The accessory dwelling unit or junior accessory dwelling unit does not comply with this article or Article 3 (commencing with Section 66333), as applicable, or any local ordinance regulating accessory dwelling units or junior accessory dwelling units.

(b) Notwithstanding subdivision (a), a local agency may deny a permit for an accessory dwelling unit or junior accessory dwelling unit subject to subdivision (a) if the local agency makes a finding that correcting the violation is necessary to comply with the standards specified in Section 17920.3 of the Health and Safety Code.

(c) This section shall not apply to a building that is deemed substandard pursuant to Section 17920.3 of the Health and Safety Code.

(d) A local agency shall inform the public about the provisions of this section through public information resources, including permit checklists and the local agency's internet website, which shall include both of the following:

(1) A checklist of the conditions specified in Section 17920.3 of the Health and Safety Code that would deem a building substandard.

(2) Informing homeowners that, before submitting an application for a permit, the homeowner may obtain a confidential third-party code inspection from a licensed contractor to determine the unit's existing condition or potential scope of building improvements before submitting an application for a permit.

(e) A homeowner applying for a permit for a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, shall not be required to pay impact fees or connection or capacity charges except when utility infrastructure is required to comply with Section 17920.3 of the Health and Safety Code and when the fee is authorized by subdivision (e) of Section 66324.

(f) Subject to subdivision (c), upon receiving an application to permit a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, an inspector from the local agency may inspect the unit for compliance with health and safety standards and provide recommendations to comply with health and safety standards necessary to obtain a permit. If the inspector finds noncompliance with health and safety standards, the local agency shall not penalize an applicant for having the unpermitted accessory dwelling unit or junior accessory dwelling unit and shall approve necessary permits to correct noncompliance with health and safety standards.

SEC. 2. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

AB 2533, Juan Carrillo. Accessory dwelling units: junior accessory dwelling units: unpermitted developments.

Existing law, the Planning and Zoning Law, authorizes a local agency, by ordinance or ministerial approval, to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified.

Existing law prohibits a local agency from denying a permit for an unpermitted accessory dwelling unit that was constructed before January 1, 2018, because the accessory dwelling unit is in violation of building standards or state or local standards applicable to accessory dwelling units, unless the local agency makes a finding that correcting the violation is necessary to protect the health and safety of the public or the occupants of the structure. Existing law makes those provisions inapplicable to a substandard building, as specified.

This bill would instead prohibit a local agency from denying a permit for an unpermitted accessory dwelling unit or junior accessory dwelling unit that was constructed before January 1, 2020, for those violations, unless the local agency makes a finding that correcting the violation is necessary to comply with conditions that would otherwise deem a building substandard.

The bill would require a local agency to inform the public about the provisions prohibiting denial of a permit for an unpermitted accessory dwelling unit or junior accessory dwelling unit. The bill would require this information to include a checklist of the conditions that deem a building substandard and to inform homeowners that, before submitting a permit application, the homeowner may obtain a confidential third-party code inspection from a licensed contractor.

The bill would prohibit a local agency from requiring a homeowner to pay impact fees or connection or capacity charges except under specified circumstances. By imposing additional duties on local agencies, the bill would impose a state-mandated local program.

The bill would authorize an inspector from a local agency, upon receiving an application for a permit for a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, to inspect the unit for compliance with health and safety standards and provide recommendations to comply with health and safety standards. The bill would prohibit the local agency from penalizing an applicant for having the unpermitted accessory dwelling unit and would require the local agency to approve necessary permits to correct noncompliance with health and safety standards.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

Bill Text

The people of the State of California do enact as follows:

SECTION 1.

Section 66332 of the Government Code is amended to read:

66332.

- (a) Notwithstanding any other law, and except as otherwise provided in subdivision (b), a local agency **shall not deny a permit** for an unpermitted accessory dwelling unit or unpermitted junior accessory dwelling unit that was constructed before January 1, 2020, due to either of the following:
 - (1) The accessory dwelling unit or junior accessory dwelling unit is in violation of building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code.
 - (2) The accessory dwelling unit or junior accessory dwelling unit does not comply with this article or Article 3 (commencing with Section 66333), as applicable, or any local ordinance regulating accessory dwelling units or junior accessory dwelling units.
- (b) Notwithstanding subdivision (a), a local agency **may deny** a permit for an accessory dwelling unit or junior accessory dwelling unit subject to subdivision (a) if the local agency makes a finding that **correcting the violation is necessary to comply with the standards specified in Section 17920.3 of the Health and Safety Code.**
- (c) This section shall not apply to a **building that is deemed substandard** pursuant to Section 17920.3 of the Health and Safety Code.
- (d) A local agency shall inform the public about the provisions of this section through public information resources, including permit checklists and the local agency's internet website, which shall include both of the following:

- (1) A checklist of the conditions specified in Section 17920.3 of the Health and Safety Code that would deem a building substandard.
 - (2) Informing homeowners that, before submitting an application for a permit, the homeowner may obtain a confidential third-party code inspection from a licensed contractor to determine the unit's existing condition or potential scope of building improvements before submitting an application for a permit.
- (e) A homeowner applying for a permit for a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, shall not be required to pay impact fees or connection or capacity charges except when utility infrastructure is required to comply with Section 17920.3 of the Health and Safety Code and when the fee is authorized by subdivision (e) of Section 66324.
- (f) Subject to subdivision (c), upon receiving an application to permit a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, an inspector from the local agency may inspect the unit for compliance with health and safety standards and provide recommendations to comply with health and safety standards necessary to obtain a permit. If the inspector finds noncompliance with health and safety standards, the local agency shall not penalize an applicant for having the unpermitted accessory dwelling unit or junior accessory dwelling unit and shall approve necessary permits to correct noncompliance with health and safety standards.

SEC. 2.

If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.



CODE QUIZ

April 2024

1. Per the California Building Standards Commission Guide to Title 24, which of the following codes are based on model codes:
 - a. Title 24 Part 1, The California Administrative Code.
 - b. Title 24 Part 6, The California Energy Code.
 - c. Title 24 Part 8, The California Historical Code.
 - d. Title 24 Part 11, The California Green Building Standards Code.
 - e. All of the above referenced codes.
 - f. None of the above referenced codes.
 - g. a and c above.
2. Per the California Health and Safety Code, Division 12.5, Chapter 2, Section 16007, which of the following are defined as Essential Service Buildings: Fire Stations, Jail Facilities, Police Stations, Emergency Operations Centers, Sheriff's Offices, CA Highway Patrol Offices, Emergency Communication Dispatch Centers, Television Broadcast Facilities, Acute Care Hospitals.
 - a. All except Television Broadcast Facilities.
 - b. All except CA Highway Patrol Offices.
 - c. All except Jail Facilities, CA Highway Patrol Offices and Television Broadcast Facilities.
 - d. All except Jail Facilities, Television Broadcast Facilities, and Acute Care Hospitals.
3. Per Section 1010.1.1 of the 2022 California Building Code, the maximum width of a swinging door leaf shall be 48 inches nominal.
 - a. True
 - b. False
4. Per Section 2303.4.4 of the 2022 California Building Code, the design for the transfer of loads and anchorage of each wood truss to the supporting structure is the responsibility of the truss manufacturer.
 - a. True
 - b. False
5. Per Chapter 1, Part 2, Article 110.26 (A)(3) of the 2022 California Electrical Code, for equipment rated 1000 volts, nominal, or less, the clear height for required working spaces for other than battery systems, existing dwelling unit service equipment or panelboards, and meters installed in meter sockets, measured from the grade, floor, or platform is ____ or the height of the equipment whichever is greater:
 - a. 5' 0"
 - b. 5' 6"
 - c. 6' 2"
 - d. 6' 6"
 - e. 6' 8"

Answer Key: 1: f 2: d 3: b 4: b 5: d

Please contact Ron Beehler by email at rbeehler@bpr-grp.com to discuss any questions.