



LEGISLATIVE UPDATE FALL 2024

CHRISTOPHER OCHOA

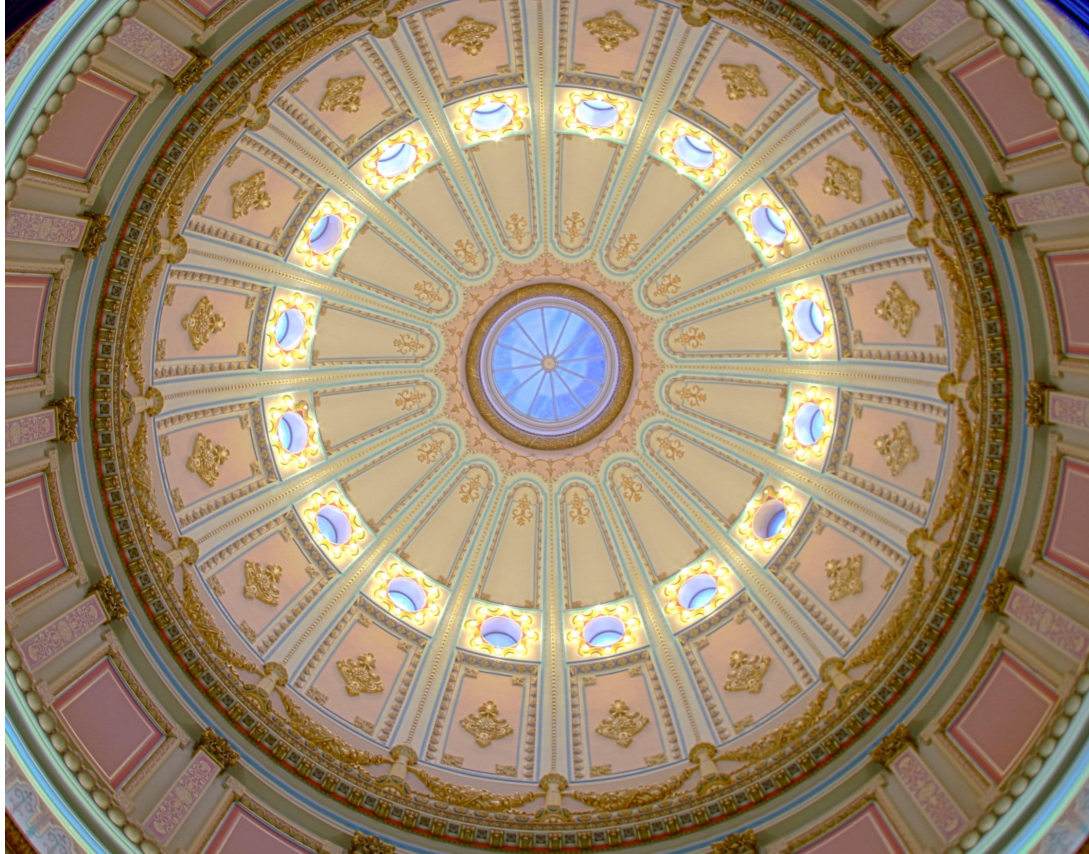
California Building Industry Association (CBIA)

&

MATTHEW WHEELER

California Building Officials (CALBO)

INSIDE THE CAPITOL



LEGISLATIVE LEADERSHIP



Senate President pro Tempore Mike McGuire (D-North Coast)



Assembly Speaker Robert Rivas (D-Salinas)

SPECIAL SESSION

 **Ashley Zavala** 
@ZavalaA

I asked Pro Tem Mike McGuire if the State Senate is violating the law by not convening for Gov. Newsom's special legislative session on gas prices/oil reserves.

"That's hogwash"



12:55 AM · Sep 1, 2024 · 15.9K Views

But Rivas balked Thursday night at the Senate's repeated insinuation that the Assembly didn't have the votes to pass the bill. Spokesperson **Nick Miller** pushed back, arguing the Assembly wants to be thoughtful and hold public hearings about a bill that could affect millions of Californians.

"It's about process, not votes," he said in a statement. "The votes have and will always be there for sound public policy. We look forward to delivering results with the pro tem and the Senate if they come back to work."

ELECTION YEAR



PARTISAN DEFECTIONS



SACTOWN TALKS

WITH JARHETT BLONIEN

This Weeks Episode:
Former Democrat Assemblymember Supports Former President Trump

In this episode of Sactown Talks, host Jarhett Blonien speaks with former Assemblyman Sebastian Ridley-Thomas about his support for Donald Trump, the current state of the Democratic Party, the economic challenges facing millennials and African American men, and the national political landscape. Sebastian shares his experiences of relocating to Nevada and discusses the impact of COVID-19 on the economy and housing market. The conversation



Watch the full podcast episode

Former CA Senate President Gloria Romero Defects from Democrat Party, Joins Republicans

A Globe contributor, Romero warned for several years, she was 'on the brink of leaving the Democratic Party once and for all'

By Katy Grimes, September 5, 2024 1:55 pm



LAWMAKER SWITCHING PARTIES

- From Democrat To Republican
- Represents Senate District 4
- District Leans Republican

MARIE ALVARADO-GIL



LEADERSHIP & ADVOCACY DAY

- CALBO held *Leadership and Advocacy Day* on May 15th where nearly 50 attendees met with more than 25 legislative offices to discuss our priorities
- CALBO sponsored ACR 201 (Alanis) declaring May as *California Building Safety Month*, which was chaptered



AB 2114 (Irwin) Exterior Elevated Elements NOW ENFORCEABLE

- AB 2114 enables civil licensed engineers to perform visual inspections of balconies
- This will help HOAs comply with inspection requirements as we enter a timeline for re-inspections
- Due to the urgency clause, this bill is now enforceable and was among the first of our priorities to be chaptered.



SB 1465 (Archuleta) Substandard Conditions

Effective January 1, 2025

- In both years of the session, CALBO supported a measure sponsored by the Code Enforcement Officers Association (CACEO) to extend substandard conditions to buildings despite their zoning and approved use
- Our motivation was to address conditions in similarity to those observed in the *Ghost Ship* Fire prior to a catastrophe
- Last year, the bill was halted in Senate Appropriations but with a re-introduction and new leadership it made it to the Governor's Desk and was signed

SB 552 (Newman) *Swimming Pool Safety Act*

Effective January 1, 2025

- Last year, CALBO was ‘Oppose – Unless Amended’ on this bill modernizing language and recasting requirements for home inspectors as it relates to swimming pools and spas
- CALBO saw this as legislating code
- We discussed this concern with them, and they amended out the language, so we moved to ‘Neutral’



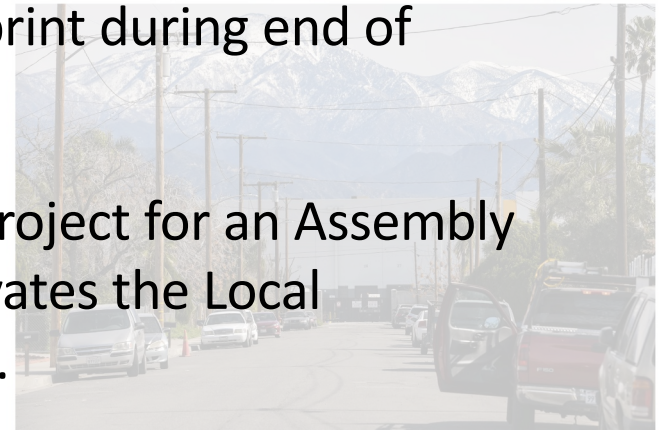
AB 98 (J. Carrillo & Reyes) Warehouses

Effective January 1, 2026

- AB 98 was a last-minute deal put into print during end of session.
- The measure represents a multi-year project for an Assembly Member from San Bernardino and elevates the Local Government Chair during his first term.
- This proposal establishes two tiers of building standards including sky lights or LED efficient lighting, heating and cooling systems must be high-efficiency and proposes timelines for the use of only zero-emission equipment.

Job killer or neighborhood protector? Proposed warehouse rules divide Inland Empire

BY DESORAH BRENNAN
SEPTEMBER 6, 2024



A large warehouse at the end of a cul-de-sac in a residential neighborhood in San Bernardino on Feb. 16, 2023. Photo courtesy for CalMatters

AB 2427 (McCarty) Permits: EV Charging

COMPLIANCE BY JANUARY 1, 2027

- CALBO recognized that jurisdictions are already contending with a streamlined permitting process when it comes to Curbside Charging Station for Electric Vehicles
- This bill requires GO-Biz to develop a checklist, zoning ordinance, and best practices for permit costs and review timelines to help local governments
- As the state makes these major investments, it will be evermore important that we are included as a stakeholder in this space

AB 2910 (Santiago) Standards: Adaptive Reuse VETOED

- Originally, this bill was a wide sweeping proposal for adopting alternative building standards for adaptive reuse projects
- CALBO believes the Building Code provides a minimum level of safety for all jurisdictions and opposed
- It was pared back to cover just the City of Los Angeles



AB 2433 (Quirk-Silva) Private Permitting DIED

- Originally, this bill would have enabled a developer to hire a third-party consultant to do plan check and inspections after a delay
- CALBO worked to pare it back in the first house to cover just plan check and provide requirements used for contractors hired by jurisdictions
- A coalition of local government entities, labor unions and fire safety professionals worked to underscore harm caused by sacrificing plan check; the bill did not move forward

- 4) **Arguments in Opposition.** The Rural County Representatives of California, the California State Association of Counties, the Urban Counties of California, and the League of California Cities oppose this bill over concerns the bill removes government oversight in the permitting process, allowing approval or denial based only on a private third-party report, negating any involvement, oversight or independent verification or judgment of the facts by the local jurisdiction.

The California Building Officials (CALBO) write in opposition;

This bill undervalues the expertise of Building Departments by undermining their ability to see a plan through until the end. The members of CALBO are responsible for enforcing building code requirements in nearly all the buildings constructed in California. Inspectors are required to undergo a significant collection of documentation. It is unclear whether this requirement would carry over to third parties enabled by [this bill] to perform these tasks. It is also difficult to see how a department would create a course correction when they discover a third-party inspection left health and safety issues unresolved as there is no requirement to reissue a report and departments are not authorized to provide these orders.

AB 2489 & AB 2557 Reports: Temporary Help DIED

- These bills were sponsored by labor and would have placed extensive reporting requirements on jurisdictions using contractors to complete the work of unionized employees
- AB 2489 died in Assembly and AB 2557 died in Senate Appropriations on the committee's Suspense File
- CALBO collaborated with Local Governments and Nonprofits to explain how critical services would be interrupted by these bills



Questions?

Matt Wheeler

Executive Director

mwheeler@calbo.org