



BUSINESS, TRANSPORTATION AND HOUSING AGENCY

**CALIFORNIA DEPARTMENT OF
HOUSING AND COMMUNITY
DEVELOPMENT**





California Department of Housing and Community Development

- **Division of Financial Assistance**

Administers more than 20 programs awarding loans and grants to hundreds of local public agencies, private nonprofit and for-profit housing developers, and service providers every year. This money supports the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, child care facilities, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for low income workers.

- **Division of Housing Policy Development**

Provides leadership, policies and programs to preserve and expand safe and affordable housing opportunities and promotes strong communities for all Californians.

- **Division of Codes and Standards**

Administers the following seven programs:



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- **Occupational Licensing**

Enforces State laws and regulations governing the sale or lease of manufactured homes, mobilehomes, and/or commercial coaches, including the licensing of manufacturers, distributors, dealers, and salespersons. The program also performs functions on behalf of the Mobilehome Ombudsman related to investigating and resolving consumer complaints pertaining to manufactured housing.

- **Manufactured Housing**

Assists with the development and enforcement of preemptive federal and state regulations establishing minimum design and construction standards for manufactured homes, multi-unit manufactured housing, commercial coaches and special purpose commercial coaches sold, offered for sale, rented, or leased within the State. Inspections are conducted and the Department Insignias of Approval are issued to indicate compliance.

- **Factory Built Housing**

Promotes preemptive regulations establishing construction standards for factory-built homes and factory-built building components manufactured for sale or use within the State. Inspections are conducted and complying homes or components are issued a Department Insignia of Approval.



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- **Registration and Titling**

Maintains title and registration records and collects fees and taxes on manufactured homes, mobilehomes, commercial coaches, floating homes, and truck campers.

- **Mobilehome Parks**

Promulgates preemptive statewide regulations for the construction, use, maintenance and occupancy of all privately-owned mobilehome and special occupancy parks in the State, as well as the installation of manufactured homes and mobilehomes both in and outside of parks. Directly, or through local governments, inspects and issues permits for park operation.

- **Employee Housing Program**

Promulgates statewide regulations for the maintenance, use, and occupancy of privately-owned and operated employee housing facilities providing housing for five or more employees to assure their health, safety, and general welfare. Directly, or through local governments, inspects and issues permits for facility operation.



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- **State Housing Law**

The SHL was enacted to protect the health, safety and general welfare of the public and occupants of dwelling units in the State of California. Under this authority, HCD promulgates building standards and regulations to ensure that hotels, motel, apartments, single-family dwellings, and other residential buildings are constructed and maintained in compliance with the model building codes and other provisions of State law.





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- **State Housing Law Program**

Mission Statement

The State Housing Law Program (SHL) improves and assists in implementing and enforcing building and maintenance standards that promote, preserve, and expand safe, durable, affordable, and accessible housing throughout California.

Authority

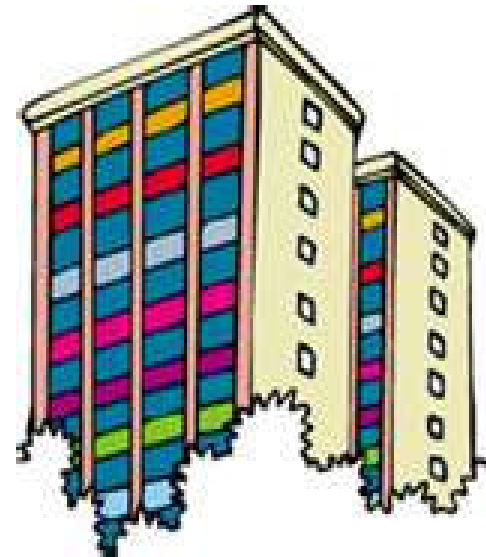
HSC 17921 & 17922, and GC 12955.1 provide authority for the Department to promulgate and propose for adoption building standards for new construction as well as maintenance and occupancy standards.



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Application and Scope

- Hotels, Motels
- Lodging Houses
- Apartment Houses
- Dwellings
- Homeless Shelters
- Monasteries, Convents
- Employee Housing
- Factory-Built Housing





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- **HCD promulgates and proposes the following codes for adoption:**
 - Part 2 - California Building Code
 - Part 3 - California Electrical Code
 - Part 4 - California Mechanical Code
 - Part 5 - California Plumbing Code
 - Part 10 - California Existing Building Code
 - **Part 11 - California Green Building Standards Code**



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● 2008 California Green Building Standards Code

- Mandatory effective date for most measures concurrent with 2010 California Codes
 - ✓ Effective date is anticipated to be January 1, 2011

- Mandatory effective date for Water Conservation measures
 - ✓ Effective July 1, 2011
 - ✓ Concerns over availability of fixtures and performance



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- **Published resources reviewed during development**
 - National Association of Home Builders Guidelines
 - Leadership in Energy and Environmental Design
 - Build It Green
 - California Green Builder Program
 - Draft ASHRAE Standard 189P



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- **State agencies and stakeholders**

- Air Resources Board
- California Energy Commission
- California Integrated Waste Management Board
- Department of General Services
- Department of Public Health
- Department of Water Resources
- Building Officials
- Representatives from the construction industry
- Representatives from international building code writing bodies
- Representatives from the environmental community



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● Local Government Modification

- Local governments may make modifications to the California Building Standards Code
- Justification for making local modifications
 - Climate
 - Topography
 - Geology





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- **Measures contained**

- Planning and Design
- Energy Efficiency
- Water Efficiency and Conservation
- Material Conservation and Resource Efficiency





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- **Planning and Design**

- **§ 406.2 Storm Water Drainage and Retention During Construction.**

- Construction projects less than one acre which are outside the scope of the California State Water Resources Control Board (SWRCB).
 - Will help prevent flooding of adjacent property and prevent pollution from storm water runoff by retaining soil on-site or by providing filtering to restrict sedimentation from reaching storm water drainage systems and receiving streams or rivers.
 - Establishes criteria for a plan to manage storm water drainage during construction.



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- **Energy Efficiency**

- **§§ 503.2 & 504.6 Minimum Energy Performance for Low-Rise Residential Buildings.**
 - Clarifies to the code user that currently the California Energy Commission (CEC) adopts regulations to establish the minimum level of energy efficiency a structure that is heated or cooled must meet or exceed.
 - At the time this section was developed, the CEC was in the final stages of upgrading the Energy Code to increase the stringency level by an additional 20%.



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- **Energy Efficiency**

- **§ 506.1 Joints and Openings.**

- This section addresses the covering and sealing of openings to prevent the passage of rodents.
 - This condition is prevalent at cuts in wall plates for plumbing piping and is most often filled with insulation which does not deter rodents.
 - Different from the CEC requirements used to restrict infiltration and exfiltration between conditioned and unconditioned space.



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- **Energy Efficiency**

- **§ 506.1.1 Other Openings.**

- Establishes a mandatory minimum for the insulation or covering of whole house exhaust fans and louvers which penetrate the conditioned envelope of the building.



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● Water Efficiency and Resource Conservation

– § 603.2 20% Savings.

- This section requires an indoor water use reduction of 20%.
- Provides a performance and prescriptive way to meet the requirements.
 - Prescriptively, a designer can simply select the various fixtures listed in a table published in the chapter that provides the reduced flow rates that equal 20%.
 - The performance measure permits the designer to establish a baseline water use by utilizing an approved calculated method and reducing the building's use by the prescribed 20%.



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- **Water Efficiency and Resource Conservation**
 - **§ 603.2.1 Multiple Showerheads Serving One Shower.**
 - This section clarifies multiple showerheads would not be allowed to exceed the required 20% indoor water use reduction.
 - Flow of multiple showerheads must be combined and the sum of those combined flow rates cannot exceed the maximum showerhead flow rate specified in Table 603.2.



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- **Material Conservation and Resource Efficiency**
 - **§ 708.3 Construction Waste Reduction, Disposal and Recycling.**
 - This section establishes a requirement to recycle and/or salvage for reuse a minimum of 50% of nonhazardous construction and demolition debris, or meet a local waste ordinance, whichever is more stringent.



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- **Material Conservation and Resource Efficiency**

- **§ 710.2 Building Maintenance and Operation.**

- As construction practices become more sophisticated, a certain level of knowledge is required to maintain building systems and equipment.
 - This section requires that educational materials, operation and maintenance manuals and other important information are provided to occupants and owners to ensure buildings and equipment are properly maintained.
 - Requires additional information be provided to owners and occupants regarding other activities such as landscape design and maintenance, public transportation options, and recycle opportunities which will encourage environmental benefits.



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- **Environmental Quality**

- **§ 804.3 Covering of Duct Openings and Protection of Mechanical Equipment During Construction.**

- This section requires that duct openings, permanent mechanical equipment and other related ventilation components that will be used to move air in the building after occupancy be protected from contamination during construction.
 - Currently, these systems are commonly used to condition the building during construction. Typically, they are not protected leading to a collection of dust and debris exposed to the circulated air within the structure.



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● Environmental Quality

– § 804.4 Finish Material Pollutant Control.

- This section limits pollutants derived from the use of finish materials inside a residence.
- Tables are provided that establish limits on the emissions of VOCs in adhesives, paints, and other coatings.
- VOC limitations are also included for carpet, carpet cushions and carpet pad adhesives.
- A table addressing the formaldehyde limits was developed based on maximum allowable limits recently established by the California Air Resources Board (ARB).
- This section will ensure these levels are met by including a mandatory verification component which requires certification or documentation.



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● Environmental Quality

– § 805.2 Concrete Slab Foundations.

- This section provides explicit requirements for the installation of vapor barriers in slab on grade foundations to address moisture and mold issues that can negatively affect indoor air quality as well as damage floor coverings.
- Specifies an aggregate base of ½” or larger material must be used as a capillary break and clarifies that the vapor retarder must be placed above the aggregate and in direct contact with the concrete slab.
- Also will allow equivalent methods to be used provided the same protections will be maintained.



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- **Environmental Quality**

- **§ 805.3 Moisture Content of Building Materials.**

- HCD currently adopts sections of the CBC which specify maximum grading and mill certification levels of moisture in framing materials.
 - This section will require the moisture content of construction materials and insulation to be verified prior to approval to enclose wall and floor cavities with drywall or other finish surfaces.



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● Environmental Quality

– § 806.3 Bathroom Exhaust Fans.

- This section requires exhaust fans be provided in any room which contains a bathtub or shower.
- This section is intended to reduce moisture inside the residence and would also allow a whole house ventilation system designed to provide outside air to be used to comply with this section.



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● Environmental Quality

– § 806.4 Filters.

- This section establishes a minimum rating for filters installed in the heating or cooling system.
- Filters with a rating of Merv 6 or higher provide significantly cleaner air and create a healthier environment due to an increase in filter effectiveness.
- Some typical mechanical systems used in residential construction do not have the ability to accommodate a value higher than Merv 6 without negatively affecting the ability of the system fan to move an adequate amount of air across the filter media.



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- **Future plans**
 - ***CALGREEN***
 - **Format changes**
 - **Mandatory Standards**
 - **Voluntary standards**
 - **Tiers**
 - **Timeline for 2009 code cycle**





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- **Thank you for attending**

- Questions
- California Department of Housing and Community Development Website
 - www.hcd.ca.gov
 - Presented by: Doug Hensel, Assistant Deputy Director, Division of Codes and Standards