

AMENDED IN ASSEMBLY APRIL 26, 2001

AMENDED IN ASSEMBLY APRIL 16, 2001

AMENDED IN ASSEMBLY APRIL 3, 2001

CALIFORNIA LEGISLATURE—2001–02 REGULAR SESSION

ASSEMBLY BILL

No. 1574

Introduced by Assembly Member Lowenthal

February 23, 2001

An act to add Sections 25401.5 and 25401.7 to the Public Resources Code, relating to energy resources.

LEGISLATIVE COUNSEL'S DIGEST

AB 1574, as amended, Lowenthal. Energy conservation: building standards.

Existing law requires the State Energy Resources Conservation and Development Commission to adopt regulations concerning energy conservation standards for lighting, insulation, climate control systems, and other building design and construction standards for new residential and new nonresidential buildings.

This bill would require the commission to adopt emergency regulations, ~~not more than 240 days after the effective date of this bill,~~ prescribing higher envelope and duct R-value standards for nonresidential buildings, for which a building permit is issued after the effective date of this bill, and minimum standards for energy efficiency in single family residential dwellings, which are occupied on the effective date of this bill.

The bill would provide that, if, at the time a single family residential dwelling is sold, a buyer or seller requests an inspection, that inspection shall include an inspection of the energy efficiency of the dwelling.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

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

1 SECTION 1. The Legislature finds and declares that energy
2 costs represent a significant proportion of consumers'
3 discretionary expenses and that energy efficiency measures are
4 available for residential dwellings in existence on the effective
5 date of the act adding this section.

6 SEC. 2. Section 25401.5 is added to the Public Resources
7 Code, to read:

8 25401.5. (a) For the purpose of reducing electrical and natural
9 gas energy consumption, the commission shall do all of the
10 following:

11 (1) Adopt regulations, as provided in subdivision (c), which
12 require the inclusion of higher envelope and duct R-values
13 compatible with ASHRAE Standard 90.1 for new nonresidential
14 buildings, for which building permits are issued after the effective
15 date of the act adding this section.

16 (2) Adopt regulations, as provided in subdivision (c), that
17 prescribe minimum efficiency standards for single family
18 residential dwellings that are occupied on the effective date of the
19 act adding this section.

20 (b) Subdivision (c) of Section 11346.1 of the Government
21 Code does not apply to the regulations adopted pursuant to this
22 section. Instead, the commission shall only consult with the
23 California Building Standards Commission prior to adopting the
24 regulations.

25 (c) The regulations adopted by the commission for the
26 purposes of this section shall be adopted as emergency regulations
27 in accordance with Chapter 3.5 (commencing with Section 11340)
28 of Part 1 of Division 3 of Title 2 of the Government Code. For
29 purposes of that chapter of the Government Code, including
30 Section 11349.6 of the Government Code, the adoption of the
31 regulations shall be considered by the Office of Administrative



1 Law to be necessary for the immediate preservation of the public
2 peace, health and safety, and general welfare.

3 ~~(d) The commission shall adopt the regulations pursuant to this~~
4 ~~section not more than 240 days after the effective date of the act~~
5 ~~adding this section.~~

6 SEC. 3. Section 25401.7 is added to the Public Resources
7 Code, to read:

8 25401.7. (a) If, at the time a single family residential
9 dwelling is sold, a buyer or seller requests an inspection, that
10 inspection shall include an inspection of the energy efficiency of
11 the dwelling. The inspector shall provide the results of the
12 inspection to the buyer and seller. *The person who requests the*
13 *inspection shall be responsible for paying the costs of inspection.*

14 (b) *For purposes of this section, "inspection" means a "home*
15 *inspection" as defined in Section 7195 of the Business and*
16 *Professions Code.*

