

ASSEMBLY BILL

No. 543

Introduced by Assembly Member Vargas

February 21, 2001

An act to amend Section 17920.3 of the Health and Safety Code, relating to building standards.

LEGISLATIVE COUNSEL'S DIGEST

AB 543, as introduced, Vargas. Building standards.

Existing law deems any building or portion thereof in which there is a specified condition that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof to be a substandard building.

This bill would make technical, nonsubstantive changes in this provision.

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

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

1 SECTION 1. Section 17920.3 of the Health and Safety Code
2 is amended to read:
3 17920.3. Any building or portion thereof, including any
4 dwelling unit, guestroom or suite of rooms, or the premises on
5 which the same is located, in which there exists any of the
6 following listed conditions to an extent that endangers the life,
7 limb, health, property, safety, or welfare of the public or the
8 occupants thereof, shall be deemed and hereby is declared to be a
9 substandard building:

- 1 (a) Inadequate sanitation shall include, but not be limited to, the
2 following:
- 3 (1) Lack of, or improper water closet, lavatory, or bathtub or
4 shower in a dwelling unit.
 - 5 (2) Lack of, or improper water closets, lavatories, and bathtubs
6 or showers per number of guests in a hotel.
 - 7 (3) Lack of, or improper kitchen sink.
 - 8 (4) Lack of hot and cold running water to plumbing fixtures in
9 a hotel.
 - 10 (5) Lack of hot and cold running water to plumbing fixtures in
11 a dwelling unit.
 - 12 (6) Lack of adequate heating.
 - 13 (7) Lack of, or improper operation of required ventilating
14 equipment.
 - 15 (8) Lack of minimum amounts of natural light and ventilation
16 required by this code.
 - 17 (9) Room and space dimensions less than required by this code.
 - 18 (10) Lack of required electrical lighting.
 - 19 (11) Dampness of habitable rooms.
 - 20 (12) Infestation of insects, vermin, or rodents as determined by
21 the health officer.
 - 22 (13) General dilapidation or improper maintenance.
 - 23 (14) Lack of connection to required sewage disposal system.
 - 24 (15) Lack of adequate garbage and rubbish storage and
25 removal facilities as determined by the health officer.
- 26 (b) Structural hazards shall include, but not be limited to, the
27 following:
- 28 (1) Deteriorated or inadequate foundations.
 - 29 (2) Defective or deteriorated flooring or floor supports.
 - 30 (3) Flooring or floor supports of insufficient size to carry
31 imposed loads with safety.
 - 32 (4) Members of walls, partitions, or other vertical supports that
33 split, lean, list, or buckle due to defective material or deterioration.
 - 34 (5) Members of walls, partitions, or other vertical supports that
35 are of insufficient size to carry imposed loads with safety.
 - 36 (6) Members of ceilings, roofs, ceilings and roof supports, or
37 other horizontal members ~~which~~ *that* sag, split, or buckle due to
38 defective material or deterioration.



1 (7) Members of ceiling, roofs, ceiling and roof supports, or
2 other horizontal members that are of insufficient size to carry
3 imposed loads with safety.

4 (8) Fireplaces or chimneys ~~which~~ *that* list, bulge, or settle due
5 to defective material or deterioration.

6 (9) Fireplaces or chimneys ~~which~~ *that* are of insufficient size
7 or strength to carry imposed loads with safety.

8 (c) Any nuisance.

9 (d) All wiring, except that which conformed with all applicable
10 laws in effect at the time of installation if it is currently in good and
11 safe condition and working properly.

12 (e) All plumbing, except plumbing that conformed with all
13 applicable laws in effect at the time of installation and has been
14 maintained in good condition, or that may not have conformed
15 with all applicable laws in effect at the time of installation but is
16 currently in good and safe condition and working properly, and
17 that is free of cross connections and siphonage between fixtures.

18 (f) All mechanical equipment, including vents, except
19 equipment that conformed with all applicable laws in effect at the
20 time of installation and that has been maintained in good and safe
21 condition, or that may not have conformed with all applicable laws
22 in effect at the time of installation but is currently in good and safe
23 condition and working properly.

24 (g) Faulty weather protection, which shall include, but not be
25 limited to, the following:

26 (1) Deteriorated, crumbling, or loose plaster.

27 (2) Deteriorated or ineffective waterproofing of exterior walls,
28 roof, foundations, or floors, including broken windows or doors.

29 (3) Defective or lack of weather protection for exterior wall
30 coverings, including lack of paint, or weathering due to lack of
31 paint or other approved protective covering.

32 (4) Broken, rotted, split, or buckled exterior wall coverings or
33 roof coverings.

34 (h) Any building or portion thereof, device, apparatus,
35 equipment, combustible waste, or vegetation that, in the opinion
36 of the chief of the fire department or his deputy, is in such a
37 condition as to cause a fire or explosion or provide a ready fuel to
38 augment the spread and intensity of fire or explosion arising from
39 any cause.



- 1 (i) All materials of construction, except those which are
2 specifically allowed or approved by this code, and which have
3 been adequately maintained in good and safe condition.
- 4 (j) Those premises on which an accumulation of weeds,
5 vegetation, junk, dead organic matter, debris, garbage, offal,
6 rodent harborages, stagnant water, combustible materials, and
7 similar materials or conditions constitute fire, health, or safety
8 hazards.
- 9 (k) Any building or portion thereof that is determined to be an
10 unsafe building due to inadequate maintenance, in accordance
11 with the latest edition of the Uniform Building Code.
- 12 (l) All buildings or portions thereof not provided with adequate
13 exit facilities as required by this code, except those buildings or
14 portions thereof whose exit facilities conformed with all
15 applicable laws at the time of their construction and that have been
16 adequately maintained and increased in relation to any increase in
17 occupant load, alteration or addition, or any change in occupancy.
18 When an unsafe condition exists through lack of, or improper
19 location of, exits, additional exits may be required to be installed.
- 20 (m) All buildings or portions thereof that are not provided with
21 the fire-resistive construction or fire-extinguishing systems or
22 equipment required by this code, except those buildings or
23 portions thereof that conformed with all applicable laws at the time
24 of their construction and whose fire-resistive integrity and
25 fire-extinguishing systems or equipment have been adequately
26 maintained and improved in relation to any increase in occupant
27 load, alteration or addition, or any change in occupancy.
- 28 (n) All buildings or portions thereof occupied for living,
29 sleeping, cooking, or dining purposes that were not designed or
30 intended to be used for those occupancies.
- 31 (o) Inadequate structural resistance to horizontal forces.
- 32 “Substandard building” includes a building not in compliance
33 with Section 13143.2.
34 However, a condition that would require displacement of sound
35 walls or ceilings to meet height, length, or width requirements for
36 ceilings, rooms, and dwelling units shall not by itself be considered
37 sufficient existence of dangerous conditions making a building a
38 substandard building, unless the building was constructed, altered,



- 1 or converted in violation of those requirements in effect at the time
- 2 of construction, alteration, or conversion.

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