

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS**

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**AB 529 ADAPTIVE REUSE WORKING GROUP
REQUEST FOR INFORMATION TEMPLATE GUIDELINE**

The following guideline is intended to facilitate stakeholder feedback to [HCD's Request for Information \(RFI\)](#) on adaptive reuse. In order to ensure feedback can be organized and accurately reflected in HCD's findings, please fill out a separate form for each individual recommendation that you are proposing. Responses are due by *5:00 pm PST on December 5, 2024*.

Respondent Information

Providing the following personal information is voluntary and you may leave these sections blank if you would like to remain anonymous. While the name of an organization, entity, or agency may become part of the public record and be included with the published responses to this RFI, please note that the personal information (name, email contact information) of individuals (i.e., natural persons) will not be disclosed or published with the responses and will not become part of the public record, except as authorized or required by law. However, you have the option of consenting to HCD disclosing and/or publishing your name when posting your response/comment as indicated below. If you would like to be added to HCD's list of interested stakeholders who may be contacted as this development process pertaining to the identification of challenges and opportunities for adaptive reuse within the scope of AB 529 continues and progresses, please also indicate your preference in the section below.

Name	
Organization/Entity/Agency or Affiliation	
Public Email Contact Information	
Add to Contact List	<input type="checkbox"/> Yes or <input type="checkbox"/> No

(OPTIONAL) I consent to HCD disclosing and/or publishing my name when posting my response/comment to this RFI.

Please provide Areas of Interest in Adaptive Reuse Report/Development Process:

Response

Assembly Bill 529 includes specific issue areas that the working group may consider. Which of these does this specific response fall into? Please select a response from the following Area of Interest:

1. Energy and Insulation Upgrades
2. Fire-rated Assemblies
3. Water and Sewer Piping
4. Energy infrastructure, including individual utility meter upgrades
5. Habitability
6. Any other local or state building requirement that may render the conversion or reuse of an existing building financially infeasible for residential uses

What are the opportunities that help support adaptive reuse related to the topic selected above?

What are the challenges to adaptive reuse related to the topic selected above?

Proposal

If you are proposing - specific amendments to the building standards, or other related health and safety standards, please fill out the boxes below.

Suggested Amendments or Description

Rationale for Proposal

Economic Impact of Proposal

Describe if and how this proposal will impact any of the following:

Will this proposal impact housing costs?

[Click here to select a response](#)

If yes:

Describe the annual cost for each housing unit:

Will this proposal impact businesses and / or employees?

[Click here to select a response.](#)

If yes:

How many businesses would be impacted?

Describe the types of businesses impacted.

What would be the initial and annual ongoing costs to businesses impacted?

Would this proposal impact small businesses?

If yes:

How many small businesses would be impacted?

What would be the initial and annual ongoing costs to businesses?

Will this proposal have an impact on jobs or occupations?

If yes:

How many jobs will be created?

How many jobs will be eliminated?

Describe the types of jobs or occupations impacted.

Would this proposal affect the ability of California businesses to compete with other states?

[Click here to select a response.](#)

If yes, please explain briefly.

Will this proposal have an impact on individuals?

[Click here to select a response.](#)

If yes, please indicate initial and annual ongoing costs to individuals below.

Economic Benefit of Suggested Amendments

Describe the benefits of the suggested amendments to building standards, including but not limited to, the health and welfare of California residents and the environment, the total annual statewide benefit in dollars, and any expansion of businesses.

Addendum to Response Template:

1. What are the challenges to, and opportunities that help support, adaptive reuse related to energy and insulation upgrades?

Challenges:

- Emitting less fossil fuels.
- CA ban of gas cars

Opportunities:

- Emitting less fossil fuels.
- Upgrading properties and making them more eco-friendly.

1.1. What changes to California's building standards relating to these factors would facilitate adaptive reuse? 1.2. What changes to the model codes (on which the California standards are based) relating to these factors would facilitate adaptive reuse?

Assistance with handling:

- Clear guidelines from the State on rezoning, remodel requirements, and other applicable policy.
- Accounting for "View equity" ordinances and local height limits - In Laguna, blocking another home's view of the Ocean can devalue the property by several millions of dollars in extreme cases.
- High costs to remodel, especially near the ocean.
- Parking
- CEQA
- Coastal Commission

1.3. What, if any, economic impact would these proposed changes have?

Businesses would have more options for how to use their commercial space, increased property utilization, additional rental income, and more affordable housing costs.

2. What are the challenges to, and opportunities that help support, adaptive reuse related to fire rated assemblies?

Challenges:

- Objections by local Fire Department.
- Costs
- Increased fire danger

Opportunities:

- Improved and more efficient systems.

2.1. What changes to California's building standards relating to these factors would facilitate adaptive reuse? **2.2.** What changes to the model codes (on which the California standards are based) relating to these factors would facilitate adaptive reuse?

- Clear guidelines from the state
- State assistance with obtaining approval from fire department.

2.3. What, if any, economic impact would these proposed changes have?

Developers/Construction would have more projects and business options.

3. What are the challenges to, and opportunities that help support, adaptive reuse related to water and sewer piping?

- Old pipes
- Communities with vacant commercial spaces that cannot be easily modified for housing. For example, most of Laguna's unused commercial zones are for sites that accommodate restaurants and small shops.

3.1. What changes to California's building standards relating to these factors would facilitate adaptive reuse? **3.2.** What changes to the model codes (on which the California standards are based) relating to these factors would facilitate adaptive reuse?

- State infrastructure funding.