

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

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AB 529 Adaptive Reuse Working Group Request for Information

Background

The California Department of Housing and Community Development (HCD) is soliciting responses from interested parties regarding [Assembly Bill 529 \(Chapter 743, Statutes of 2023\)](#) (AB 529). This Request for Information (RFI) is issued as a preliminary assessment to gather information from the public relevant to AB 529 and does not constitute changes to the California Building Standards Code. HCD has developed a list of questions for feedback below; respondents are not required to respond to all questions. Relevant responses will be available on HCD's website. Feedback is due by *5:00 pm PST on December 5, 2024*.

AB 529 requires HCD to convene a working group no later than December 31, 2024, and report the group's findings to the Legislature no later than December 31, 2025. HCD held an adaptive reuse working group meeting on August 21, 2024, and announced the RFI and report submission timeline. HCD has been directed to identify challenges to, and opportunities that help support the creation and promotion of adaptive reuse residential projects, while maintaining minimum health and safety standards. The goal of the AB 529 working group and RFI is to garner participation from stakeholders identifying challenges and opportunities for adaptive reuse, within the scope of AB 529. If the report recommends proposing adaptive reuse building standards, HCD or the appropriate state agency, may plan to include them in a future code adoption cycle.

AB 529 Implementation Plan

HCD will incorporate findings and information into a content review document based on the information received in response to this RFI. Following the conclusion of the RFI, HCD will post the feedback from stakeholders on the [Building Code Development & Adoption \(Title 24\)](#) webpage. Additionally, HCD will develop and release the content review document that will be posted for a public comment period. This document will include responses to stakeholder feedback. The final adaptive reuse report will be included as part of HCD's annual report to the Legislature as required by [Health and Safety Code, section 50408](#). The annual report is subject to an extensive review process and will be available on the HCD website when the review process has concluded.

Stakeholder Request for Information

To initiate a collaborative development process, HCD requests feedback on the questions in the challenges to, and opportunities for, Adaptive Reuse Projects section, and other input from the public. Individuals are not required to respond to all questions. To better collect and organize stakeholder input, HCD has developed a [response template](#) that respondents are encouraged to use to respond to the RFI. Respondents are not limited to one template and are encouraged to fill out separate

response templates for each specific recommendation. This will greatly assist HCD in organizing and responding to stakeholder comments.

Adaptive Reuse Project, Challenges, and Opportunities

In addition to building a public record of stakeholder feedback, one of the primary goals of this RFI is to ensure that HCD can involve stakeholders in the development process and that relevant stakeholder feedback is reflected in the final report. To assist with this goal, respondents to this RFI are asked to provide information about themselves and/or the organization/entity/agency they represent (if any), their interest in the adaptive reuse report/development process, and their public email contact information. In addition, respondents are asked to indicate whether they consent to be added to HCD's list of interested stakeholders who may be contacted as this development process progresses. However, providing the requested personal information (name, email contact information) is voluntary and is not required to participate in this development process. If respondents wish to remain anonymous, they may leave the applicable sections on the response template blank. 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, respondents also have the option of consenting to HCD disclosing and/or publishing their name when posting their response to the RFI.

Another primary goal of this RFI is to garner information on challenges and opportunities related to adaptive reuse projects. Please respond to the appropriate question(s) below on the [response template](#).

1. What are the challenges to, and opportunities that help support, adaptive reuse related to energy and insulation upgrades?
 - 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?
 - 1.3. What, if any, economic impact would these proposed changes have?
2. What are the challenges to, and opportunities that help support, adaptive reuse related to fire-rated assemblies?
 - 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?
 - 2.3. What, if any, economic impact would these proposed changes have?
3. What are the challenges to, and opportunities that help support, adaptive reuse related to water and sewer piping?
 - 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?

- 3.3. What, if any, economic impact would these proposed changes have?
4. What are the challenges to, and opportunities that help support, adaptive reuse related to energy infrastructure, including individual utility meter upgrades?
 - 4.1. What changes to California’s building standards relating to these factors would facilitate adaptive reuse?
 - 4.2. What changes to the model codes (on which the California standards are based) relating to these factors would facilitate adaptive reuse?
 - 4.3. What, if any, economic impact would these proposed changes have?
5. What are the challenges to, and opportunities that help support, adaptive reuse related to habitability?
 - 5.1. What changes to California’s building standards relating to these factors would facilitate adaptive reuse?
 - 5.2. What changes to the model codes (on which the California standards are based) relating to these factors would facilitate adaptive reuse?
 - 5.3. What, if any, economic impact would these proposed changes have?
6. What other local or state building requirements may render the conversion or reuse of an existing building financially infeasible for residential uses and how might they be addressed?
 - 6.1. What, if any, economic impact would these proposed changes have?

Comment Submissions

Comments should be submitted to HCD before December 11, 2024. Written comments will become part of the public record. Please do not include any information, such as personal identifying information, in your comments that you do not want to be made public.

HCD strongly recommends that respondents use the provided [response template](#) on HCD’s website. HCD encourages users to use separate templates for each recommendation.

Completed response templates, comments, or questions can be submitted by email to AB529WorkGroup@HCD.ca.gov.

Technical Subject and General Inquiries

Questions regarding this RFI can be sent to AB529WorkGroup@HCD.ca.gov. Please include “RFI” in the subject line of your email.

Subscribing to E-mail List Servers

AB 529 interested parties should subscribe to the “Building Standards” email list found at HCD’s email signup webpage at <https://www.hcd.ca.gov/contact-us/email-signup>. By subscribing to this list, interested parties consent to receive information, notices, and other communications from HCD, by electronic mail.