

Patrick Borez
CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

INTRODUCED BY COUNCIL PRESIDENT KEVIN JENKINS

RESOLUTION IN SUPPORT OF AB 1738 (CARRILLO) TO MODERNIZE LOCAL BUILDING INSPECTION PRACTICES BY AUTHORIZING REMOTE INSPECTIONS

WHEREAS, California continues to face a severe housing affordability crisis, and unnecessary delays and costs in the permitting and inspection process contribute to the difficulty of constructing and improving housing; and

WHEREAS, local building departments devote significant staff time to routine inspections for minor residential improvements, reducing capacity to process and inspect new housing construction; and

WHEREAS, delays in scheduling inspections—often extending to multiple weeks—can increase project costs, slow housing production, and discourage homeowners from obtaining required permits; and

WHEREAS, evidence indicates that a substantial portion of residential improvement work, including HVAC replacements, occurs without permits, undermining safety and compliance with building standards; and

WHEREAS, during the COVID-19 pandemic, many jurisdictions successfully implemented remote virtual inspections, demonstrating that technology can safely and efficiently facilitate compliance with building standards; and

WHEREAS, remote inspections can reduce travel time and costs, improve inspector safety, accelerate project timelines, support disaster recovery efforts, and increase overall permitting efficiency; and

WHEREAS, Assembly Bill 1738 (Carrillo) would require cities and counties, by July 1, 2027, to offer homeowners the option of remote inspections—via video or recorded media—for specified types of work in one- and two-family dwellings, including but not limited to water heaters, HVAC systems, roofing, minor electrical and plumbing work, solar and energy storage systems, safety devices, and small accessory dwelling units except for their foundation and framing; and

WHEREAS, this proposed bill further allows local discretion for additional inspection types, including drywall, insulation, windows, decks, and small additions, while maintaining inspector judgment; and

WHEREAS, Assembly Bill 1738 (Carrillo) preserves local enforcement authority by allowing in-person audits, failure follow-ups, and temporary suspension of remote inspection privileges in cases of willful misrepresentation; and

WHEREAS, the bill requires that remote inspections be offered at no greater cost or delay than in-person inspections and extends existing legal immunities to such inspections; and

WHEREAS, the bill establishes accountability through annual reporting to the California Department of Housing and Community Development regarding implementation, usage, and inspection outcomes; and

WHEREAS, the Legislature has declared that permitting and inspection efficiency is a matter of statewide concern applicable to all jurisdictions, including charter cities; and

RESOLVED: The City Council of the City of Oakland that the City hereby supports Assembly Bill 1738 (Carrillo); and

FURTHER RESOLVED: That the City Council finds that expanding access to remote inspections will improve permitting efficiency, reduce costs for residents, enhance compliance with building standards, and support housing production and safety; and

FURTHER RESOLVED: That the City Clerk shall transmit a copy of this resolution to the bill's author, the City's state legislative delegation, and relevant statewide organizations.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - BROWN, FIFE, GALLO, HOUSTON, RAMACHANDRAN, UNGER, WANG, AND
PRESIDENT JENKINS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____

ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California