

**Senate File 2372 - Introduced**

SENATE FILE 2372  
BY COMMITTEE ON STATE  
GOVERNMENT

(SUCCESSOR TO SSB 3152)

**A BILL FOR**

1 An Act concerning government regulation relating to state  
2 building code requirements, private investigative agencies,  
3 and elevator regulation, and including applicability and  
4 effective date provisions.  
5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

DIVISION I

ENERGY CONSERVATION REQUIREMENTS

Section 1. Section 103A.10, subsection 5, Code 2020, is amended to read as follows:

5. a. Notwithstanding any other provision of this chapter to the contrary, the energy conservation requirements adopted by the commissioner and approved by the council shall apply to all new construction commenced on or after July 1, 2008, and shall supersede and replace any minimum requirements for energy conservation adopted or enacted by the governmental subdivision prior to that date and applicable to such construction.

b. (1) Subject to the provisions of this subsection, energy conservation requirements for home construction adopted by the commissioner and approved by the council on or after January 1, 2020, shall be cost-effective.

(2) For purposes of this paragraph, "cost-effective" shall mean, using the existing energy conservation requirements as the base of comparison, the economic benefits of the proposed energy conservation requirements will exceed the economic costs of the requirements based upon an incremental multiyear analysis that meets all of the following requirements:

(a) Considers the perspective of a typical first-time home buyer.

(b) Considers benefits and costs over a seven-year time period.

(c) Does not assume fuel price increases in excess of the assumed general rate of inflation.

(d) Ensures that the buyer of a home who would qualify to purchase the home before the addition of the energy efficient standards will still qualify to purchase the same home after the additional cost of the energy-saving construction features.

(e) Ensures that the costs of principal, interest, taxes, insurance, and utilities will not be greater after the inclusion of the proposed cost of the additional energy-saving construction features required by the proposed energy

1 conservation requirements than under the provisions of the  
2 existing energy conservation requirements.

3     Sec. 2. EFFECTIVE DATE. This division of this Act, being  
4 deemed of immediate importance, takes effect upon enactment.

5     Sec. 3. RETROACTIVE APPLICABILITY. This division of this  
6 Act applies retroactively to January 1, 2020, for energy  
7 conservation requirements adopted and approved on and after  
8 that date.

9                                   DIVISION II

10                   PRIVATE INVESTIGATIVE AGENCIES

11     Sec. 4. Section 80A.1, subsection 12, Code 2020, is amended  
12 to read as follows:

13     12. "*Private security business*" means a business of  
14 furnishing, for hire or reward, guards, watch personnel,  
15 armored car personnel, patrol personnel, or other persons to  
16 protect persons or property, to prevent the unlawful taking of  
17 goods and merchandise, or to prevent the misappropriation or  
18 concealment of goods, merchandise, money, securities, or other  
19 valuable documents or papers, and includes an individual who  
20 for hire patrols, watches, or guards a residential, industrial,  
21 or business property or district. "Private security business"  
22 does not include a business for debt collection as defined in  
23 section 537.7102.

24                                   DIVISION III

25                   ELEVATOR REGULATION

26     Sec. 5. Section 89A.3, subsection 2, paragraph i, Code 2020,  
27 is amended to read as follows:

28     *i.* The amount of fees charged and collected for inspection,  
29 permits, and commissions. Fees shall be set at an amount  
30 sufficient to cover costs as determined from consideration  
31 of the reasonable time required to conduct an inspection,  
32 reasonable hourly wages paid to inspectors, and reasonable  
33 transportation and similar expenses. The safety board shall  
34 also be authorized to consider setting reduced fees for  
35 nonprofit associations and nonprofit corporations, as described

1 in chapters 501B and 504.

2     Sec. 6. NEW SECTION. 89A.6A Abatement of unsafe conditions  
3 — reports to the labor commissioner.

4 The commissioner shall establish a process whereby a permit  
5 holder may submit a written report regarding the abatement of  
6 an unsafe condition in a conveyance identified in an inspection  
7 conducted pursuant to section 89A.6. The commissioner shall  
8 accept the report as satisfying the applicable requirements of  
9 this chapter in lieu of additional inspection and the report  
10 shall be considered an inspection report for purposes of this  
11 chapter. The commissioner shall adopt rules pursuant to  
12 chapter 17A to administer this section.

13 EXPLANATION

14 The inclusion of this explanation does not constitute agreement with  
15 the explanation's substance by the members of the general assembly.

16       This bill concerns government regulation. The bill is  
17 organized by divisions.

18       DIVISION I — ENERGY CONSERVATION REQUIREMENTS. This  
19 division concerns energy efficiency requirements adopted as  
20 part of the state building code. Code section 103A.10 is  
21 amended to provide that energy conservation requirements  
22 for home construction adopted by the state building code  
23 commissioner and approved by the state building code advisory  
24 council on or after January 1, 2020, shall be cost-effective.  
25 The bill defines "cost-effective" to include a comparison of  
26 the economic benefits and costs of the proposed requirements  
27 based on several considerations, including the perspective of  
28 a typical first-time homebuyer, the benefits and costs over a  
29 seven-year time period, the ability of a homebuyer to purchase  
30 the home after the additional cost of the energy-saving  
31 construction features, and a determination that principal,  
32 interest, taxes, insurance, and utilities costs will not  
33 be greater after the inclusion of the proposed cost of the  
34 additional energy-saving construction features required by the  
35 proposed energy conservation requirements than under previously

1 existing energy conservation requirements.

2 The division of the bill takes effect upon enactment and  
3 applies retroactively to January 1, 2020.

4 DIVISION II — PRIVATE INVESTIGATIVE AGENCIES. This  
5 division concerns the regulation of private investigative  
6 agencies. The bill amends the definition of "private security  
7 business" to provide that it does not include a business for  
8 debt collection.

9 DIVISION III — ELEVATOR REGULATION. This division concerns  
10 elevator regulation. The bill provides that the elevator  
11 safety board is authorized to consider setting reduced fees for  
12 nonprofit associations and nonprofit corporations concerning  
13 inspections, permits, and commissions.

14 The bill also requires the labor commissioner to establish a  
15 process by rule whereby a permit holder may submit a written  
16 report regarding the abatement of an unsafe condition in a  
17 conveyance identified in an inspection. The bill requires  
18 the labor commissioner to accept the report in lieu of an  
19 additional inspection and the report shall be considered an  
20 inspection report for purposes of Code chapter 89A (elevators).