



# April 3, 2018 Meeting Minutes

Redwood Empire Association of Code Officials

1007-B West College Avenue # 326 Santa Rosa, CA 95401

The April 3rd meeting was held at the Marin County Civic Center, San Rafael

## 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 12:06 by Tony Piazza.

## 2. SELF INTRODUCTIONS (Officers, Guests, Members)

There were 33 members and guests in attendance.

## 3. APPROVAL OF MINUTES -

A motion and second were made and the minutes of the March meeting were approved.

## 4. OFFICERS REPORTS

**President: Tony Piazza** – Reported on REACO's participation in the Redwood Empire CSI Construction Technology Expo. Tony recognized Glenn Schainblatt, Eric Seabrook, Steve Jensen, Mike Renner, and Marcus Johnson for their Participation in staffing the REACO booth at this event.

**Vice President: Charles Lucas** - No report

**Secretary: Jay Bradford** - No report

**Treasurer: Steve Buffenbarger**- Checking Balance: \$26,486.08

**Past President: Glenn Schainblatt** - No report

## 5. PROGRAM

**Tiny Houses: From Permits to Code Requirements was presented by Greg Mahoney / Chief Building Official for the City of Davis**

Greg presented an overview of tiny houses. The presentation discussed recent legislation to small secondary unit on a property. Regularity authorities associated with several types of tiny houses. It covered California Building Code requirements for tiny houses. The presentation closed with examples of various tiny houses. A summary of regulations are listed below.

ADU Legislations: [AB 2299](#), [SB 1069](#), [CA A 494](#), [CA S 229](#)

California State Fire Marshal's, Information Bulletin 17-001: [Automatic Residential Fire Sprinkler System Requirements for Accessory Dwelling Units](#)

California Housing and Community Development, Information Bulletin 2016-01: [Tiny Homes](#)

Junior ADUs: [AB 2406](#)

## 6. Recess

Non-members excused at 1:38 pm.

## 7. LIAISON REPORTS

**AIARE: No Report**

**CSI: Charles Young:** Charles announced a sellout of the CSI Construction Technology Expo. He announced an April 5 Diner Meeting and May 10<sup>th</sup> Meeting would include Tours of the New Russian River Brewery that is currently under construction at 4:30 pm and 5:30 pm with a limit of 20 people.

**SCFPO: Glenn Schainblatt:** Glenn announced Jessica Powers in working on standard language for triggers for fire sprinklers.

**ICC Rep: Chris Ochoa:** Chris promoted Building Safety Month, Pronto (a remote testing service for select ICC certifications), ICC Pulse (a podcast of building related topics) and the ABM in Richmond, Virginia. He extended a sponsorship for the June Leadership Academy in Denver.

**CBOAC: Glenn Schainblatt:** Glenn announced the Annual meeting rescheduled for Embassy Suites in San Rafael from April 30-May 2. See website for more information: <http://www.cboac.net/>.

**CALBO: Brad Wungluck:** Brad emailed the following updates to be added to minutes.

This year's ABM was a success... We hosted over 300 registrants this past week in Burlingame and had an incredible time at the meetings, workshops, social events, and more. We're already excited to be planning our return to San Diego in 2019!

Leadership and Advocacy Day will be April 18th in Sacramento at the Capital – we look forward to seeing many of you there and would hope that everyone takes the opportunity to join us by increasing our participation at the State level, build relationships with lawmakers and their staffs, affecting change at the State level, and also stop the inclusion of building codes in State law.

CALBO CTI is hosting a 2016 CBC 11B Class in Manteca on April 24th being taught by Mr. Jay Salazar. Register on the CALBO website if you'd like to attend (\$195/member).

There are multiple bills that are being tracked but I hope to provide a complete update next month.

**Glenn Schainblatt:** Glenn added Region 1 Ed Committee will meet on April 10<sup>th</sup> and state he would follow up with a summary of the annual report with is attached.

**CEC Representative: Amie Brousseau:** Amie summarized CEC announcements which are attached. She promoted the new Blueprint.

**IAEI: No Report**

## 8. COMMITTEE REPORTS

**Education Committee:** Committee Members, Eric Seabrook looking into classes on egress and exiting requirements from Chapter 10.

**Web-Site Committee: No Report**

**Sustainability Committee: No Report**

## 9. CORRESPONDENCE AND ANNOUNCEMENTS

No topics discussed

## 10. NEW BUSINESS

No topics discussed.

## 11. OLD BUSINESS

No topics discussed.

## 12. LEGISLATIVE NEWS

**John LaTorra:** John emailed the attached legislative updates to be added to minutes.

## 13. Open Forum

No topics discussed.

## 14. ADJOURNMENT

The meeting was adjourned at approximately 1:48 pm by Tony Piazza.

**Next meeting will be May 2, 2018, at the Cattleman's Restaurant Petaluma.**

# California Building Officials

## 2017-2018 ANNUAL REPORT



### Our Mission

Promote public health and safety in building construction through responsible legislation, education, and building code development.

### CALBO by the Numbers

The 2017-2018 CALBO membership year was very active for CALBO. Our wide-range of involvement throughout the state of California is reflected in activities below. These are just some of the highlights of CALBO's continuing service to our membership over the past year.



#### Education and Training

**5,800+ FULL DAY CALBO COURSES ATTENDED**

- 17 new courses developed & 13 courses updated for the new code cycle.
- 35 CTI instructors taught courses.
- Hosted 3 CTI Education Weeks.
- Publication of 2017-2018 CTI Training Catalogue with 30+ courses available.
- 13 students participated in Building Officials Leadership Academy (BOLA)



#### Government Affairs

- 150+ bills introduced in the California State Legislature were read and monitored by CALBO.
- CALBO took formal positions on 30+ building-related bills and provided feedback and/or amendments.
- 40+ CALBO members attended Annual Leadership & Advocacy Day.
- 100+ legislative and regulatory meetings attended by staff and membership.

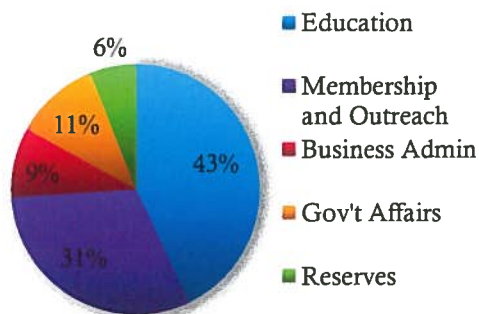


#### Membership & Outreach

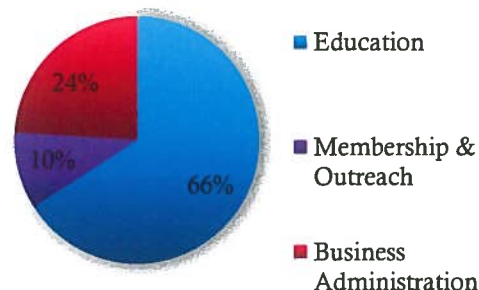


**500+ MEMBERS**

- 95% of California's cities and counties represented.
- 81 members serve on 11 CALBO policy committees.
- 56 years of Annual Business Meetings offering professional development through workshops, checklists, ordinances, panels, courses and membership forums.



**FY 2017-18 Budget/Expenditures**  
\$1,198,907



**FY 2017-18 Income**  
\$1,271,915

# Efficiency Division Updates

REACO Monthly Meeting  
April 3, 2018

CALIFORNIA ENERGY COMMISSION



## Efficiency Division Updates and Resources

- Prior business meeting was March 21. Next business meeting is April 11.  
Business Meetings Agendas and Minutes: [www.energy.ca.gov/business\\_meetings](http://www.energy.ca.gov/business_meetings)
- 2019 Building Energy Efficiency Standards Rulemaking Notice of Postponement of March 21, 2018, Hearing For Consideration And Possible Adoption - Revisions To The California Building Energy Efficiency Standards California Code of Regulations, Title 24, Part 1, Chapter 10 And Part 6. Workshop Presentations, Agendas, Comments and Transcripts:  
<http://energy.ca.gov/title24/2019standards/rulemaking/>
- Blueprint Newsletter Issue 122, January - March, 2018, is now available on our website. Includes Q&A on Accessory Dwelling Units, Residential Performance Modeling and HERS Verification, LED Trim Kits and Insulating Refrigerant Lines. Plus much more.  
[www.energy.ca.gov/efficiency/blueprint/](http://www.energy.ca.gov/efficiency/blueprint/)

## Energy Standards Training and Events

- Energy Commission upcoming training dates and locations:  
[www.energy.ca.gov/title24/orc/schedule\\_oe/index.php](http://www.energy.ca.gov/title24/orc/schedule_oe/index.php)
  - 3/5: Central Coast ICC, San Luis Obispo – Cal Poly outreach
  - 5/1: Tahoe Engineers, Architects, and Surveyors – Q&A High Performance Walls
- In response to the recent California wildfires, Energy Code Ace has developed a fact sheet to help those who need to rebuild their homes. Program experts understand that the building energy code is not top of the list for homeowners now, so Energy Code Ace is offering resources to help answer questions about the rebuilding process, when you need to consider the code and how to comply with it when you do. Along with the state's utilities, we are here to help restore and rebuild the communities where our program team and customers live and work.  
[Residential Recover and Rebuild Fact Sheet](#)
- Energy Code Ace has new and updated trainings: [www.energycodeace.com/training](http://www.energycodeace.com/training)
- PG&E has new and updated trainings: [www.pge.com/pec](http://www.pge.com/pec)

## Energy Standards Resources

- Online Resource Center: [www.energy.ca.gov/title24/orc](http://www.energy.ca.gov/title24/orc)
- Energy Standards Hotline: 800-772-3300 or [Title24@energy.ca.gov](mailto:Title24@energy.ca.gov)

*To receive regular updates, sign up and respond to the confirmation email:*

- Building Standards: [www.energy.ca.gov/title24/orc/](http://www.energy.ca.gov/title24/orc/)
- Blueprint Newsletter: [www.energy.ca.gov/efficiency/blueprint/](http://www.energy.ca.gov/efficiency/blueprint/)

## Legislative Report

John LaTorra April 2018

Note: Several new bills introduced before 2/16/18 deadline have been added to the list. Approximately 4,500 bills introduced in the two-year session. Recent activity in **bold**.

AB64- Cannabis licensure, **held in committee**

AB345- increases the maximum fine for municipal code violations to \$300/500/1,000; for building code violations to \$500/750/1,500; **now voluntary income tax for disaster assistance**

AB366- allows a permit to be issued for a detached dwelling unit on at least 5 acres where water is delivered by a licensed water hauler and fire response time is no more than 15 (or 20 for > 10 acres) minutes

AB565- requires the adoption of alternative building regulations to include provisions for housing artists, artisans, and other similarly situated individuals, **no activity**

AB735- requires AED for public pools with lifeguards

AB1250- specific standards for county personal services contracts

AB1857- requires CBSC to adopt standards at next triennial for immediate occupancy of engineered buildings after a seismic event. Requires 1.5x for supplement. Problem with occupancies, not address components, too late for supplement and triennial.

AB2132- authorizes waiving or reducing building permit fees for improvements to accommodate a disability for a person at least 60 with a qualifying disability

AB2263- for permit applications after 1/1/19 for the conversion of a historic building to residential or mixed use, would prohibit a local ordinance from requiring parking standards that exceed the standards in effect at the time the historical building was originally constructed.

**Amend to not exceed parking required by the State Historical Building code.**

**AB2475- requires Dept. of General Services to adopt sustainable landscape practices for state-owned buildings.**

AB2485- prohibits a code enforcement or health officer from being accompanied on an inspection of a commercial property by a financially interested individual

AB2681- requires the Building Department to create an inventory of potentially vulnerable buildings and submit the inventory to OES for buildings constructed to 1976 or earlier UBC or specified types constructed to 1995 CBC or earlier, certain peak acceleration areas or counties

AB2911- requires the State Fire Marshal to recommend building standards and a list of low-cost retrofits to protect structures from fires spreading

AB2913- provides that a building permit would remain valid if the work commences within 3 years of its issuance or is not suspended for more than 3 years, 180-day extension(s)

**AB2927- amend for California Earthquake Authority insurance and tax requirements**

AB2939- requires ministerial approval of building permits for ADU's, permits unlimited number of ADU's in multi-dwelling zoned areas, mentions 5 units or more

AB2994- requires BSC to adopt standards requiring grab bars in public restrooms

AB3001- requires Energy Commission to consider greenhouse emissions from fossil fuel combustion in the cost-effectiveness analysis, zero net emissions from natural gas/propane

SB71- requires BSC and CEC to adopt regulations requiring solar electric or solar thermal systems. **Amend to now deal with unauthorized removal (stealing) of solid waste**

SB431- authorizes a local building inspector to waive requirements for a maximum five-year period for illegal ADU's constructed prior to 1/1/2008; requires jurisdiction to adopt ordinance.

**Died**

SB721- requires the inspection of decks, balconies, and elevated walkways (3 or more units) by an architect, civil engineer, structural engineer, certified construction inspector, building official (not working for a jurisdiction), or other person licensed by the Department of Consumer Affairs, suggest 180 days vs 120, CALBO working with sponsor

SB827- transit rich housing development exempt from density, FAR, parking, and height limitations (up to 55' or 85' depending on street width)

SB831- ADU's not counted in FAR, not a new dwelling for impact fees including school district, offstreet parking not required even if converting a garage, approved if not processed in 120 days

SB969- requires garage door openers to have battery backup for new and replacement openers

SB1226- allows a jurisdiction to determine the date of construction for a non-permitted ADU and apply the code requirements in effect at the time of that determined date

SB1397- **requires AED for specified existing structures for permits \$50,000 or 2,000 or 3,000 square foot alterations; all assembly, auditoriums, and movie theaters**

SB1405- spot bill for future Ghost Ship requirements

SB1415- violations of municipal codes, building, and fire codes processed the same as state code violations

SB1416- requires collecting an additional fee (determined by jurisdiction) on business licenses (or building permits if no business license) for proactive building and fire inspections. 90% of fund retained, 10% to SFM. Annual report to SFM on the activities and use of the funds. **Look for amendments for a state process with local setup.**