



# December 4, 2018 Meeting Minutes

Redwood Empire Association of Code Officials

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

The December 4th meeting was held at Cattlemen's Restaurant Petaluma

## 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 12:04 by Tony Piazza, which was followed by the pledge of allegiance.

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

There were 22 members and guests in attendance.

## 3. APPROVAL OF MINUTES -

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

## 4. OFFICERS REPORTS

**President: Tony Piazza** – Tony provided a summary of the executive board meeting. Budget with current expenditures will be presented at the January 8, 2019 meeting. In order to conform to the requirements of the bylaws, prior to the meeting Tony secured Michael Enright's commitment to audit the 2018 financial records. Followed by an audit report in March of 2019.

**Vice President: Charles Lucas** – Talked about upcoming lunch programs for the 2019 calendar year. Slated for January is Brian Osborn / West Coast SIPS (structural panels). Mike Stone will present in February.

**Treasurer: Steve Buffenbarger**- December Checking Balance: \$27,653.33

**Secretary: Jay Bradford** - No report

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

## 5. LIAISON REPORTS

**AIARE:** No Report

**CSI:** **Christian Holbrook:** Christian announced the Annual Holiday Party December 6th CSI meeting at Charlie's Grill at the Windsor Golf Club. CSI EXPO Seminar March 21, 2019 from 12:00 pm to 4:00 pm. The topic will be "The direction of the 2019 energy standards" new and revised requirements will be summarized.

**SCFPO:** **Glenn Schainblatt:** Glenn highlighted FPO's work with Junior Fire Center, helping work with troubled teens. FPO's meet the third Wednesday of the month at 10:00am. The January meeting will be adjusted and held on January 9, 2019 in Petaluma. FPO's meeting schedule can be found at <http://sonomachiefs.org/publiceducation.html>

**ICC Rep:** **Chris Ochoa:** Chris talked about some new ICC initiatives: Disaster Response Alliance. Reminded everyone about voting and ICC pulse. Noted new staff at ICC, Karl Fippinger, CEM, PMP, is the new vice president of fire and disaster mitigation.

**CBOAC:** **Glenn Schainblatt:** Annual Conference & Business Meeting / Pismo Beach / April 28-May2, 2019

**CALBO:** **Brad Wungluck- not present:** CALBO Fall Winter 2018 Chapter Report attached. CALBO Ed Week in Anaheim December 17 – 20.

**CEC Rep:** **Amie Brousseau:** Amie summarized CEC announcements which were provided with the agenda and are attached. CEA assessment project described and attached.

**IAEI:** **Doug Hughes:** Doug Hughes highlighted the 2018 Southwestern Section Meeting in August. He also mentioned IAEI was looking for a chapter secretary.

**BayREN:** **Carolyn Glanton:** Carolyn updated on the success of Novembers trainings.

**Region1: Eric Seabrook:** Eric noted the Region 1 meeting was later in the day at 4:00 pm

**6. COMMITTEE REPORTS**

**Education Committee:**

**Eric Seabrook:** Eric gave an of the SAP evaluator class with 19 people in attendance.

**Web-Site Committee:**

**No Report**

**Nominating Committee:**

**Glenn Schainblatt:** Glenn recapped recommendation from the previous meeting.

**Audit Committee:**

**No Report**

**7. CORRESPONDENCE AND ANNOUNCEMENTS**

**Tony Piazza:** Tony highlighted Recommendations for Online Governmental Consensus Vote from the CA Code Coordination Effort presented by ICC Los Angeles Basin Chapter Administration Committee (Committee) has partnered with several participating chapters, organizations and jurisdictions.

Donations were requested from the Salvation Army and Alisa Ann Ruch Burn Foundation both request will be reviewed and discussed at the next meeting.

**8. PROGRAM**

**Glenn Schainblatt / Building Official for Sebastopol and SAP Trainer:** Glenn recapped his deployment to the Camp Fire in Paradise, CA.

**9. NEW BUSINESS**

**Glenn Schainblatt:** Glenn nominated David Willoughby for secretary, Jay Bradford for Vice President, Charles Lucas for President, and Tony Piazza for past President. Tony put forth requests from the general membership nominations from the floor were put forward three times. A motion was made to dissolve the Nominating Committee and approve the committee's nominations. That motion received a second and general membership then vote to approve the David Willoughby for secretary, Jay Bradford for Vice President, Charles Lucas for President, and Tony Piazza for past President.

**Chris Ochoa:** Presided over the ceremony to install new officers.

**10. OLD BUSINESS**

AESS Permit Update, Jay Bradford clarified that streamlining was not required and that information regarding advance energy storage systems had to be published by January 31, 2019 to be compliant with state law.

**11. LEGISLATIVE NEWS**

**John LaTorra:** John gave an overview of Governor Brown's legislative accomplishments with over 20,000 pieces of legislation passed which included Class K housing (i.e. housing built for natural materials on one's property).

**12. Open Forum**

**David Willoughby and Steve Buffenbarger:** Asked the group to revisit the California Solar Permitting Guidebook recommendations for PV racking supports for conventionally framed and truss roofs

**13. ADJOURNMENT**

The meeting was adjourned at approximately 1:51 pm by Tony Piazza.

**Next meeting will be January 8, 2018, at the Cattleman's Restaurant in Petaluma.**

**cseholbrook@gmail.com**

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**From:** Matthew Cardle <mcardle\_arch@sbsarch.com>  
**Sent:** Tuesday, December 4, 2018 10:50 AM  
**To:** Christian Holbrook  
**Subject:** RECSI Expo 2019

Hi Christian,

I understand you will be attending a REACO meeting soon. Could you make an announcement about the Expo Seminar?

Date and Time: March 21, 2019, 12pm to 4pm

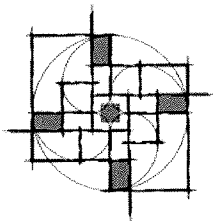
Topic:

**Title 24: Where We're Headed with the 2019 Standards**

The 2019 Title 24 Building Energy Standards will be more stringent than prior versions as we move closer to Zero Net Energy. The new standards are intended to reduce peak energy consumption and slow the growth in demand for electricity and natural gas in California.

Martyn Dodd of Energy Code ACE will summarize the new and revised requirements in the 2019 standards for residential, nonresidential and high-rise residential buildings.

Thanks,



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**cseholbrook@gmail.com**

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**From:** Redwood Empire CSI <admin@recsi.org>  
**Sent:** Monday, December 3, 2018 9:28 AM  
**To:** cseholbrook@gmail.com  
**Subject:** Jingle & Mingle with CSI

[View this email in your browser](#)



## **Jingle & Mingle with CSI**

**RECSI's Annual Holiday Party**

***Drinks, Dinner, Dancing & Festive Discussion***

**Thursday, December 6, 2018**

**Charlie's Grill at the Windsor Golf Club**

**1320 19th Hole Drive, Windsor, California 95492**

**6:00pm - Appetizers (No-Host Bar)**

**7:00pm - Dinner Buffet**

***Entertainment provided by CSI Favorite The Jami Jamison Band***

***Friends, colleagues, and spouse/significant others welcome***

## Overview of the CEA Assessment Project

With California being at the forefront of energy efficiency and having one of the most stringent building energy standards in the country, documenting and verifying compliance with these standards has become increasingly more complicated. Since energy saving goals set by the State largely depend on compliance with the Energy Standards, accurate analysis and documentation is necessary to ensure these goals are met.

The residential new construction market in California predominantly utilizes the performance approach for analyzing and documenting compliance, which requires a special set of skills to accurately model projects using State approved software. Currently, there are no requirements for individuals to obtain special training, or to be certified to prepare compliance documentation. While, a certification program does exist in California (the Certified Energy Analyst (CEA Program), it hasn't been widely utilized as a method for ensuring compliance. This poses the question – is compliance documentation prepared by certified individuals more accurate than those prepared by non-certified individuals?

The Pacific Gas and Electric (PG&E) Energy Code Ace team, in cooperation with Selby Energy, Inc and Evergreen Economics, is asking for participation to help conduct an assessment of the Certified Energy Analyst (CEA) certification program to determine if there are statistically significant differences in the ability between CEAs and non-certified energy analysts to accurately analyze and document residential new construction projects for compliance with the 2016 California Building Energy Efficiency Standards (Title 24, Part 6).

The assessment will consist of an energy plan review of residential new construction project plans and associated Title 24, Part 6 energy compliance documents. We will engage building departments throughout Northern California to provide access (on-site at the building department offices) to residential new construction projects to be reviewed by Selby Energy, Inc. using the Residential Energy Plan Review checklist developed by Energy Code Ace. Data collected during the project assessment will be scored based on a predetermined scoring criterion and later analyzed to either prove or disprove the hypothesis.

We truly value your time and assistance. To show our appreciation, each building department participating in the CEA Assessment Project will receive a copy of the final statistical analysis/report and up to a one-hour group overview of specific high-value issues found during the reviews, including a live demonstration of the dynamic plan review checklist and answers to your energy code questions from a subject matter expert. Additionally, each participating jurisdiction will receive the average score of documentation prepared by CEAs and non-CEAs for projects reviewed within their department after the final analysis is complete.

With your participation in the CEA Assessment Project, along with other building departments throughout Northern California, we can reach our research goal of reviewing the accuracy of energy code compliance documents for over 150 individual new construction projects. We believe this research has the potential to streamline the energy code review process and increase confidence in the accuracy of Title 24, Part 6 compliance documentation. And, ultimately, more accurate compliance documentation will lead to code-compliant development, helping California meet aggressive energy efficiency and climate change mitigation goals.

To participate or for more information about the CEA Assessment project, please contact Brian Selby at (209) 352-2281, or email [brian@selbyenergyinc.com](mailto:brian@selbyenergyinc.com).



### About Energy Code Ace

The California Statewide Codes & Standards Program's [EnergyCodeAce.com](http://EnergyCodeAce.com) is designed to help building industry professionals and consumers meet the requirements of the state's building energy code, Title 24, Part 6, and the Title 20 appliance standards. The site offers free tools, training and resources developed to "decode" these standards for the wide-range of people who need to understand them, including architects, engineers, building department personnel, lighting designers, builders, energy consultants, HVAC professionals, contractors, and building and homeowners, to name a few. The program is funded by California utility customers under the auspices of the California Public Utilities Commission and implemented by Pacific Gas and Electric Company, San Diego Gas and Electric, Southern California Edison and Southern California Gas in support of the California Energy Commission.



## ***CEA Assessment Research Project Overview and Update***

In August of 2017, the Statewide Compliance Improvement Team, in cooperation with Selby Energy, Inc and Evergreen Economics (research team), developed a research plan to assess the effectiveness of the Certified Energy Analyst (CEA) program by proving the following hypothesis: Title 24, Part 6 compliance documentation prepared by CEAs is more accurate than compliance documentation prepared by non-CEAs.

### **GOAL:**

The intended goal of this research is to streamline the energy code plan review process and increase confidence in the accuracy of Title 24, Part 6 compliance documentation. Ultimately, we hope to use the assessment results to elevate the role of a CEA to the level of a HERS Rater, or Acceptance Test Technician, thus helping California meet aggressive energy efficiency and climate change mitigation goals.

### **PROCESS:**

The data collection process consists of a reasonably blind review of residential new construction project plan documents and associated Title 24, Part 6 compliance documents. After engaging and coordinating with building departments to provide access (on-site at the building department offices) to residential projects that fit the sample profile, assessment data was collected and scored according to the research plan protocols. Data collected during the project assessment is scored based on a predetermined scoring criterion and later analyzed to either prove or disprove the hypothesis. To date, assessment data for 50 projects has been collected from a total of nine different building departments throughout the Bay Area and Central Valley.

The Bay Area Regional Energy Network (BayREN) has been instrumental in helping the research team engage Bay Area building departments in the CEA Assessment Project. In addition to seven Bay Area jurisdictions, two additional building departments near the Sacramento area have also participated in the assessment project, for a total of nine jurisdictions. Each building department participating in the CEA Assessment Project received up to a one-hour overview of specific, high-value issues found during the reviews, including a live demonstration of the Energy Code Ace dynamic plan review checklist and answers to their energy code questions from Selby Energy, Inc. Additionally, each participating jurisdiction received a written summary of errors and compliance issues found, including an explanation of how each error impacts compliance and a suggested plan review response.

### **CONSTRAINTS:**

The research team understood from the beginning that the ability to employ rigorous sampling for this project is limited by data availability constraints. Knowing this, the research team set the ideal target for sampling at 75 projects from CEAs and 75 projects from non-CEAs (for a total of 150). This target proved to be more difficult and time consuming than originally planned. The ability to find willing participants took time on top of several weeks to coordinate site visits. Once at the site, the amount of time it took collecting assessment data was also time intensive, with an average of five to six individual project reviews per visit.

### **STATUS:**

The current total number of individual project assessments collected is 50, with approximately half of the projects prepared by CEAs and the other half by non-CEAs. These data were analyzed by Evergreen Economics according to the attached research plan and scoring rubric (see attachment). Thus far, the results of the analysis indicate that on average CEAs may be more accurate than non-CEAs; however, it

# **Chapter Report**

## **California Building Officials**

### **Fall/Winter 2018**

#### **Upcoming CALBO Events:**

CALBO Education Week Orange County (Anaheim) – December 17-20, 2018  
CALBO's 57<sup>th</sup> Annual Business Meeting (San Diego) – March 17-21, 2019  
CALBO Education Week Orange County (Newport Beach) – August 26-29, 2019  
CALBO Education Week North (San Ramon) – September 9-12, 2019  
CALBO Education Week South (Ontario) – October 14-17, 2019  
CALBO Education Week Peninsula (Burlingame) – December 16-19, 2019

#### **Upcoming Industry Events:**

California Fire Prevention Institute (Buellton) – March 11-15, 2019  
League of California Cities Annual Conference (Long Beach) – October 16-18, 2019  
ICC Annual Business Meeting (Las Vegas, NV) – October 20-22, 2019  
IAPMO Annual Conference (Reno, NV) – September 26-29, 2019

#### **CALBO GOVERNANCE**

- CALBO hosted a speaker series at our enlarged booth at the California League of Cities Expo, held in Long Beach in mid-September. The booth and speakers centered on the topic of “public-private partnerships” and the innovative practices of the local building department. Mr. Jeffrey Fullerton of the Plenary Group and Mr. John Keisler the Long Beach Director of Economic and Property Development were both speakers. The programs were well received and CALBO looks to build on these successes in the future.
- Each ICC California Chapter has been assigned a CALBO Board Member liaison. Board Member liaisons serve as the conduit between local chapters and the CALBO Board. Board Members will supply updates and attend meetings throughout the upcoming year.
  - 1) CalBIG – Sharon Goei
  - 2) Central Coast – Bryan Spain
  - 3) Citrus Belt – David Khorram
  - 4) County Building Officials – Jeff Janes
  - 5) East Bay – Sharon Goei/Brad Wungluck
  - 6) Foothill – Victor Cuevas
  - 7) High Desert – Andrew Stuffer
  - 8) Los Angeles Basin – David Khorram/Victor Cuevas
  - 9) Monterey Bay – Sharon Goei/Bryan Spain
  - 10) Napa/Solano – Shane Diller
  - 11) NorCal FPOs – David Gonzalves/Shane Diller

- 12) Orange Empire – David Khorram
- 13) Peninsula – Sharon Goei
- 14) Redwood Empire – Brad Wungluck
- 15) Sacramento Valley – Shane Diller
- 16) San Diego – Jeff Janes/Board
- 17) San Joaquin Valley – Jeff Janes
- 18) Shasta/Cascade – Shane Diller
- 19) SoCal FPOs – David Khorram
- 20) Ventura – Andrew Stuffer
- 21) Yosemite – David Gonzalves and Brad Wungluck

- CALBO launched our completely revamped [www.calbo.org](http://www.calbo.org) in May. Initial feedback on the design has been favorable. This project has been underway for over a year and the CALBO Board is excited to share it with you.
- What's changed about [www.calbo.org](http://www.calbo.org)? There's a member only component! Along with a more user-friendly interface, the new [member portal](#) will allow CALBO members to pay invoices online, access receipts, register for trainings at member pricing, and much more. For access to the CALBO member only portal, contact CALBO to set-up your username and password. It's a one-time set up process for our new system.
- The CALBO Board met in late April to kick off the new membership year. As part of the overall Board efforts for the 2018-19 year, the Board is working to set membership driven goals (received at the ABM) and connect them to the work of the CALBO policy committees. All goals are viewable on [www.calbo.org](http://www.calbo.org).
- The Board is working on a few membership toolkits. The idea behind these toolkits is that template policies, ordinances and procedures would be availed to the CALBO community as optional resources. Current toolkits under development include: disaster response/emergency preparedness, internship programs, ride along forms and procedures, and seismic resiliency practices, inventories and procedures.
- The CALBO Board has continued its commitment to fiscal responsibility. Six percent of the 2017-18 year has been committed to reserve accounts, a practice that the Board plans to emulate each year.
- CALBO is working with the CALBO Past Presidents Association on a new guide to CALBO's 57-year history. The Board has included funds in the 2018-19 budget to assist with its development.
- The CALBO Board has approved the following future ABM locations: Hyatt Regency San Diego/Mission Bay (March 17-21, 2019), Hyatt Regency Indian Wells/Palm Springs (April 5-9, 2020) and the Hyatt Regency Sacramento (March 7-11, 2021). The Hyatt Regency hotel chain has made a continued partnership viable ensuring that CALBO members receive reasonable overnight rates with the meeting space conducive to our needs.

### **EDUCATION & TRAINING**

- Education Week North was held September 10-13 in San Ramon and was an outstanding success. CALBO hosted 26 classes with 2,386 students over the four-day offering. Education Week South was held October 15-18 in Ontario and was equally as successful with an average of 1,988 students per day. Education Week Anaheim is to come December 17-20, with registration still available online. CALBO looks forward to introducing another Education Week in the bay area – Burlingame – in 2019.
- The 2018-19 CALBO Training Catalogue was sent to all members in June. Please see other Education opportunities within the catalogue aside from the Education Weeks.
- CALBO will supplement Education Week training with independent offerings spread into geographically remote areas of the state.
- CALBO is committed to keeping the three main Education Weeks in place; San Ramon, Ontario and Anaheim moving forward. For the code change year (2019-2020), CALBO is adding a fourth Education Week on the San Francisco Peninsula/Burlingame.
- The BOLA program was held at the ICC office in Brea May 14-18, 2018. Twenty-one students are currently working in the program, with a wait list in place for 2019.
- The BOLA program will return to Sacramento in 2019. Interested students should reach out to Lauren Herman at [lherman@calbo.org](mailto:lherman@calbo.org).
- CALBO has again collaborated with ICC to offer publications for the code change year; 2016 Significant Changes to the California Building Code and the 2016 California Residential Code. Both publications will be jointly produced and the profits will be shared between the organizations. The publications are currently available through the ICC Bookstore. Preparations for the 2019 versions of these publications are already underway with CALBO looking forward to the ICC collaboration once again.
- The CALBO Training Institute (CTI) is seeking new instructors and course developers. CTI will help you develop your speaking and listening skills, provide you an opportunity to co-teach with a seasoned instructor to gain hands-on experience in the classroom, learn how to create and implement a course plan, and utilize your knowledge to become a subject matter expert. Look for more information and an application in the upcoming 2018-19 CALBO Training Catalogue. Contact Lauren Herman, CALBO Director of Training, with any questions.

### **CALBO PARTNERS**

- For the first time, CALBO has launched the CALBO Partner Program that offers annual packages granting special access to CALBO's Education Weeks and Annual Business Meeting Sponsor and Exhibitor Program. Sponsors can make one payment and streamline their participation in these events for the remainder of the year. Sponsorships run with the membership year: April 1 – March 31.

- CALBO would like to recognize the following companies for their participation in the new CALBO Partner Program. Thank you for your continual support and collaboration!
  - Gold Sponsors: CSG Consultants, Interwest Consulting Group and 4LEAF
  - Bronze Sponsors: Shums Coda Associates, Simpson Strong-Tie and International Code Council.
  - If you would like more information about this program or other advertising, exhibitor and sponsorship opportunities, contact Brandon J. Craig at [bcraig@calbo.org](mailto:bcraig@calbo.org).

### **GOVERNMENT AFFAIRS**

- Up to the minute legislative updates, when the state legislature is in session, are always available to members at [www.calbo.org](http://www.calbo.org).
- This past 2017-18 legislative session brought about many victories for CALBO members. The next legislative session for 2019-2020 will begin on January 7, 2019.
- The State Legislature recessed for the year on August 31. The Governor had until the end of September to decide on the fate of all bills for the 2017-18 session.
- CALBO closely tracked seismic resiliency measures as they made it out of the legislature and to the governor's desk. Given the number of proposed measures that moved through the legislature on the topic, CALBO released a policy statement in order to clarify our policy on seismic resiliency as an organization. CALBO actively opposed to AB 1857 and AB 2681 as they did not adhere to CALBO's seismic policy.
- The governor ultimately vetoed AB 1857 and AB 2681 stating that local governments need to address this issue as it effects different areas of the state in different ways.
- CALBO organized a local government coalition to oppose AB 2681 (Nazarian) as it moved through the legislature. Members of the coalition included League of California Cities, Rural Counties Representatives of California, and California State Association of Counties. CALBO, along with members of coalition, submitted letters of opposition to the governor's office and gave testimony against these bills in policy committees.
- In addition to seismic resiliency measures, CALBO participated in the Ghost Ship fire tragedy working group that was implemented by the Senate Governance and Finance Committee. This work group reviewed what caused the tragedy and developed strategies to bring non-compliant residential buildings up to code. Senator McGuire authored two bills, which CALBO supported, to address the issues that came from this working group. Unfortunately, both bills were vetoed. Governor Brown mentioned in his veto message that he alternatively supports local government solutions, much like the one in the city of Sacramento.
- CALBO celebrates other legislative victories in the vetoing of SB 831 (Weickowski) and AB 3002. As introduced, SB 831 (Wieckowski) would have significantly amended current accessory dwelling unit law. CALBO opposed this bill as a section of the language called for Building Officials to "approve a delay of not less than 10 years" for

an imminent risk found in the dwelling. This bill is now dead, and is no longer moving forward. Alternatively, AB 3002 (Grayson), was amended and signed by the governor. This bill will require, upon issuance of a business license, local agencies to dispense ADA requirements and information to the applicant. CALBO worked with the author's office to require this notification at the business licensing phase, as opposed to the building permit stage of the application – which in many cases could be too late.

- CALBO launched a real-time legislative tracker on CALBO's website in 2016, which includes all bills currently being monitored and tracked by CALBO. This is a tool available to the entire CALBO community at [www.calbo.org](http://www.calbo.org).

## **LEGISLATIVE REPORT/BILLS OF INTEREST**

### **Legislation Addressing California's Housing Challenges:**

#### **SB 1226 (Bates) Building standards: building permits**

**CALBO Position:** *Oppose*

**Status:** **Signed into Law**

**Summary:** This bill would require the department to propose the adoption of a building standard to the California Building Standards Commission pursuant to existing law that would authorize, when a record of the issuance of a building permit for the construction of an existing residential unit does not exist, the above-described enforcement officials to determine when the residential unit was constructed and then apply the State Housing Law, the building standards published in the California Building Standards Code, and other specified rules and regulations in effect on that date and issue a retroactive building permit for that construction.

**Observations:** This bill would allow building officials to permit a structure retroactively. CALBO members believe this authority already exists as stated in the California Building Code. Therefore, CALBO opposes this measure as it is duplicative in nature, and places code in statute.

#### **SB 1415 (McGuire) Housing**

**CALBO Position:** *Support*

**Status:** **Vetoed**

**Summary:** Would require each entity responsible for enforcing building standards and other regulations of the State Fire Marshal, as specified, to inspect, every 5 years, all structures within the entity's responsibility. The bill would authorize an entity that inspects a structure pursuant to these provisions to charge and collect a fee from the owner of the structure to recover the costs of the inspection or related fire and life safety activities.

**Observations:** This bill would allow local agencies to fund and enforce additional permitting to prevent events such as the Oakland Ghost Ship fire.

**SB 1416 (McGuire) Local government: nuisance abatement**

**CALBO Position:** *Support*

**Status:** **Vetoed**

**Summary:** Current law authorizes the legislative body of a city or county to establish a procedure to use a nuisance abatement lien or a special assessment to collect abatement costs and related administrative costs. This bill would authorize, until January 1, 2024, the legislative body of a city or county to also collect fines related to the nuisance abatement using a nuisance abatement lien or a special assessment.

**Observations:** This bill would allow local agencies to collect fees from entities causing a nuisance, or safety issue, in the community.

**Legislation Addressing Access:**

**AB 3002 (Grayson) Disability access requirements: information.**

**CALBO Position:** *Watch*

**Status:** **Signed into Law**

**Summary:** Existing law establishes the California Commission on Disability Access within the Department of General Services. The commission is charged with preventing or minimizing problems of compliance by California businesses by providing educational services and recommending programs to enable persons with disabilities to obtain full and equal access to public facilities. This bill would additionally require the above local jurisdictions issuing building permits for commercial construction or business licenses to make available a notice containing specified information regarding disability access. The bill would also require a local agency to provide the informational notice to an applicant for a commercial building permit or a business license. The bill would require the State Architect to develop a model notice for local agencies to use to comply with these provisions, as specified.

**Observations:** CALBO's concerns with this bill were addressed in the August 24 amendments. The Department of General Services, along with the State Architect, will be responsible for providing local jurisdictions with CASp information. CALBO shared our concerns with providing notice at the permit stage, and it is now amended to read that it will be provided at the business license phase.

**SB 2913 (Wood) Building standards: building permits: expiration**

**CALBO Position:** *Watch*

**Status:** **Signed into Law**

**Summary:** A provision of the California Building Standards Law specifies that a local ordinance adding or modifying building standards for residential occupancies, published in the California Building Standards Code, applies only to an application for a building permit submitted after the effective date of the ordinance and to plans and specifications for, and the construction performed under, that permit, unless, among other reasons, the permit is subsequently deemed expired because the building or work authorized by the permit is not commenced within 180 days from the date of the permit, or the permittee has suspended or abandoned the work authorized by the permit at any time after the work is commenced. This bill would provide that a permit would remain valid for purposes of the California Building Standards Law if the work on the site authorized by that permit is commenced within 12 months after its issuance, unless the permittee has abandoned the work authorized by the permit.

**Observations:** CALBO worked with a local government coalition to oppose this measure. Members of the coalition included: California State Association of Counties, The League of Cities, American Planning Association, Rural Counties Representatives of California, and The Urban Counties of California. The bill was amended on August 21 and removed language that would extend building permits to three years. These substantive amendments allowed to coalition to remove our opposition and move to neutral.

### **SB 721 (Hill) Building Assembly Inspections**

**CALBO Position:** *Neutral*

**Status:** **Signed into Law**

**Summary:** SB 721 requires the inspection of decks, balconies, and elevated walkways more than six feet above ground level in a building containing three or more multi-family units by a person licensed to perform these inspections by the Department of Consumer Affairs. SB 721 provides for completion and subsequent inspections. The inspections are for existing buildings and are to be performed every five years.

**Observations:** CALBO supports the intent of the bill. Furthermore, CALBO worked closely with the author's office during the fall of 2016 to draft the first version of the bill, a version CALBO fully supported. However, early amendments to the bill placed a significant burden on building departments, requiring that they track compliance with the bill and assess fines when property owners do not comply. CALBO worked closely with the author throughout the fall and the bill was amended to lessen the burden on building departments and keep control at the local level. CALBO remains supportive of the intent and has removed opposition to the bill.

### **Legislation Addressing Seismic Resilience:**

#### **AB 1857 (Nazarian) Building Codes: Earthquake Safety: Occupancy Standard**

**CALBO Position:** *Oppose*

**Status:** **Vetoed**

**Summary:** Would require the CBSC to assemble a functional recovery working group comprised of certain state entities and members of the construction and insurance industries. The bill would require the group to investigate and determine criteria for a “functional recovery” standard following a seismic event, for all or some building occupancy classifications and to direct the commission to propose the appropriate building standards. The bill would require the commission to produce a document providing guidance to, among others, building owners and local jurisdictions regarding function recovery after a seismic event, in the event that new building standards are not in place by January 1, 2023.

**Observations:** CALBO supports the idea of a seismic resiliency working group. However, this bill still contradicts CALBO’s current seismic policy as it sets a statewide mandate.

**Legislation: AB 2681 (Nazarian) Seismic safety: potentially vulnerable buildings**

**CALBO Position:** *Oppose*

**Status:** **Vetoed**

**Summary:** This bill would, upon the identification of funding by the Office of Emergency Services, require each building department of a city or county to create an inventory of potentially vulnerable buildings, as defined, within its jurisdiction, based on age and other publicly available information, and submit that inventory to the office, as specified. By increasing the duties of local officials, this bill would create a state-mandated local program.

**Observations:** CALBO is opposed to resolving this issue through a statewide mandate. Currently, it is unclear how local departments will fund this program. CALBO estimates this program could cost local governments millions of dollars, which could fall on local governments. CALBO supports local efforts that address local and regional needs.

# Efficiency Division Updates

REACO Monthly Meeting  
December 4, 2018

CALIFORNIA ENERGY COMMISSION



## Efficiency Division Updates and Resources

- The California Building Standards Commission is still on track to approve the next triennial updates to Title 24, Part 6 and Part 11 in January 2019. Approved updates will have an effective date of January 1, 2020. [www.energy.ca.gov/title24/2019standards/](http://www.energy.ca.gov/title24/2019standards/)
- Energy Commission staff will be at CALBO Ed Week in Anaheim December 17 - 20, staffing a booth, and providing two full days of training for Residential Envelope and Nonresidential Lighting and Electrical.
- At the business meeting on November 7, 2018 the Commission approved the Clean Energy in Low-Income Multi-Family Buildings (CLIMB) Action Plan outlining actions that California can take to improve clean energy access in the low-income multifamily building sector. The CLIMB action plan creates a foundation for long-term change in accelerating the adoption of distributed energy resources in the multifamily housing sector and implements recommendations from an Energy Commission Low-Income Barriers Study. The plan is a collaborative effort with the California Public Utilities Commission (CPUC) and partner agencies.
- Next Energy Commission Business Meeting: December 10, 2018. Agenda and minutes: [www.energy.ca.gov/business\\_meetings](http://www.energy.ca.gov/business_meetings)

## 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)
  - 12/4: Diablo Valley College, Pleasant Hill, CA – Energy Standards Basics
  - 12/17-12/20: CALBO Education Week, Anaheim, CA – Booth, Nonresidential Electrical and Residential Envelope
- Energy Code Ace training: [www.energycodeace.com/training](http://www.energycodeace.com/training)
- PG&E training: [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/)
- Appliance Standards: [www.energy.ca.gov/appliances/](http://www.energy.ca.gov/appliances/)