

Chapter Report

California Building Officials

Fall 2017

Upcoming CALBO Events:

CALBO Education Week South (Ontario) – October 16-19, 2017

CALBO Education Week Orange County (Anaheim) – February 5-8, 2018

CALBO's 56th Annual Business Meeting (Burlingame/SFO) – March 25-29, 2018

Upcoming Industry Events:

California State Association of Counties Annual Meeting – November 27-30, 2017 (Sacramento)

CALBO GOVERNANCE

- The CALBO Board met in June and approved a multi-year set of goals:
 - Promotion of the Building Official profession
 - A committee of staff and board members are working on a multifaceted effort to promote the building official profession. Greater communication to city/county leadership, a marketing and promotional toolkit, and potential legislation are all part of the effort.
 - Commitment to strengthened and vigilant government affairs, to include a “legislative win”
 - Building upon CALBO's legislative victories in 2016, the potential to introduce legislation is being evaluated. Opportunities to amend and strengthen existing legislative proposals are also being considered. Building upon our strategic relationships is also a part of this holistic effort.
 - Increased promotion of technology and innovation for Building Departments
 - Promoting available technologies and innovations available to Building Departments has become a forefront CALBO effort. Look for an upcoming survey from the newly chartered CALBO Technology & Innovation Committee.
 - Fostering the promoting the next generation of code officials
 - The importance of the next generation of building department personnel has been underscored with efforts moving forward to foster and develop this generation. Model internship programs, expansion of the highly successful CALBO Job Fair and the BOLA program are all being considered as part of this effort.



- The CALBO Board has thoroughly analyzed the organization’s bylaws and opined that the bylaws allow CALBO to engage in national code development. CALBO’s role and level of participation in this process is currently being discussed by the CALBO Board.
- The new CALBO membership dues structure as of April 1, 2017, is as follows:
 - Class I for jurisdictions with populations of 50,000 or less = \$215
 - Class I for jurisdictions with 50,001 to 149,999 = \$295
 - Class I for jurisdictions with populations of 150,000 or more = \$375
 - Technical Membership = \$50
 - Associate/Corporate = \$495
 - Senior & Student = \$20
- CALBO is working with ICC on greater support and opportunities for student chapters. Our Governmental Relations staff member Susan Dowty has been instrumental in these efforts.
- CALBO hosted a booth at the League of California Cities Expo in Sacramento. For the 2018 conference in Long Beach, CALBO is developing a topical presentation discussing and promoting the role of local building departments.
- CALBO provided a presentation at the ICC ABM entitled the *Generational Divide in the Public Sector*. CALBO Past President Raj Patel and CALBO’s Executive Director Matt Wheeler gave the presentation, which was eligible for CEUs for all attendees.
- CALBO supported eight candidates for the ICC Board of Directors, all of whom were successful in their election. To vet candidates, CALBO participated in the ICC Candidates Forum hosted by the Western Pacific League of Building Officials (WPLBO) on July 21. This forum provides an opportunity for ICC Candidates for the Board of Directors to meet with many statewide and regional organizations and request endorsements.
- 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 – Joe Kirkpatrick
 - 4) County Building Officials – Jeff Janes
 - 5) East Bay – Sharon Goei
 - 6) Foothill – David Khorram
 - 7) High Country - TBD
 - 8) High Desert – Ron Takiguchi
 - 9) Los Angeles Basin – Ron Takiguchi and David Khorram
 - 10) Monterey Bay – Sharon Goei
 - 11) Napa/Solano – Shane Diller
 - 12) NorCal FPOs – David Gonzalves and Shane Diller



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

- All CALBO policy committees have been appointed with some members continuing on within their term, and other new members appointed. In 2014, CALBO started a process of staggered two-year committee appointments for continuity.
- CALBO has chartered a new policy committee entitled “Innovation and Technology.” The charge of the new committee is to promote and analyze new innovations, trends, ideas and practices that can increase the efficiency and management of building departments.
- CALBO has remained engaged with the California Energy Commission. Following the letter sent by CALBO and Mr. Greg Mahoney, the CEC has responded with a request to be better engaged with CALBO. This is a symbolic first step, but hopefully the first of many as new standards and enforcement needs are proposed.
- The CALBO Board has approved the following future ABM locations: Hyatt Regency SFO/Burlingame (2018) and Hyatt Regency San Diego/Mission Bay (2019). Pending locations for future meetings include Palm Springs area (2020) and Sacramento (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

- The 2017-18 CALBO Training Catalogue is now available to all members. Registration is currently open for Ontario and Anaheim Education Weeks at www.calbo.org
- The San Ramon Education Week was held September 18-21 and was highly successful with nearly 2,300 students in attendance over the course of the four days.
- CALBO will supplement Education Week training with independent offerings spread into geographically remote areas of the state.
- The retooled Building Officials Leadership Academy (BOLA) was held in Sacramento April 24-28, 2017 with 13 new students. The weeklong offering in the CALBO office was a large success, where students completed new courses, attended CALBO’s Leadership & Advocacy Day, and heard from a variety of lunchtime speakers.

- The BOLA program will be held for the first time in southern California in 2018. Those interested in joining the program should reach out to CALBO's Director of Training Lauren Herman at 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.
- CALBO is seeking to make the student experience onsite at Ed Weeks more efficient and technologically modern. With the addition of the ICC Preferred Provider Program (ICC PPP), the sign in process needs to be updated. CALBO is looking into new methods for tracking courses, student history, sign-ins, and CEU credit, including the potential purchase of software or onsite scanning capabilities. All CALBO trainings offered in 2017-18 have been approved within the ICC PPP. If you are preparing to submit certification requests through ICC, all CALBO courses have been approved and assigned an ICC course number.
- 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 2017-18 CALBO Training Catalogue. Contact Lauren Herman, CALBO Director of Training, with any questions.

CALBO's 56th ANNUAL BUSINESS MEETING IN BURLINGAME (SFO)

- CALBO's 56th Annual Business Meeting will take place in Burlingame near the San Francisco Airport March 25-29, 2018. The CALBO Board has met and finalized the program. Registration will begin in December.
- All meetings will be held at the Hyatt Regency San Francisco Airport, 1333 Old Bayshore Hwy. The hotel will begin accepting room reservations this Fall. The overnight rate is \$195, which includes discounted parking, in room wifi access and a number of other amenities. There is no resort fee.
- The program will be held Monday – Thursday, with a 2.5 day Expo, companion's program, and Sunday golf tournament.
- A planning committee has been chartered comprised of four local chapters. The planning committee has been working with their Board Liaison Sharon Goei on details and recommendations for the CALBO Board.

GOVERNMENT AFFAIRS

- The State Legislature completed its work for the 2017 session. All bills are either at the Governor's desk awaiting his action or held over for further consideration next year.
- CALBO joined a large coalition in opposition to AB 1250 (Jones-Sawyer), which is detailed below. In addition to testifying against the bill in committee, writing letters, making calls and visiting offices, CALBO joined the opposition in a press-conference. The bill did not move this year as a direct result of the concerted effort.
- SB 721, which was introduced in response to the Berkeley balcony collapse of last year, is a two-year bill. CALBO is working with the author and stakeholders during the fall to further amend the bill so that it increases balcony safety for existing buildings, but does not create onerous burdens on building departments.

LEGISLATIVE REPORT/BILLS OF INTEREST

Legislation Addressing Service Contracts

AB 1250 (Jones-Sawyer) Counties: Personal Services Contracts

CALBO Position: *Oppose*

Status: Two-Year bill, will not move until January 2018.

Summary: AB 1250 Establishes specific standards for the use of personal services contracts by counties. Requires the county to demonstrate that the proposed contract will result in costs savings to the county and to show that the contract does not cause displacement of county or city workers. Establishes liability provisions for employment law violations and torts committed in the course of providing services under contract. Imposes disclosure requirements on contracts.

Observations: AB 1250 would impose a de facto prohibition on counties' abilities to contract with businesses, non-profits, and economic development organizations to provide local services that a county either does not have the expertise or internal capacity to provide directly. CALBO has joined a large coalition of opposition to this bill. The bill will was not taken up for a vote on the Senate floor. This is a victory for the year, but we remain in opposition to the bill as the sponsor will likely pursue the bill further next year.

Legislation Addressing California's Housing Challenges:

AB 202 (Steinorth) Planning and Zoning: Permits

CALBO Position: *Concerns/Watch*

Status: Two-Year bill, will not move until January 2018.

Summary: AB 202 requires all grading, foundation, building, and use permits required by a municipality for a development project that creates, or results in an increase of, a certain number of residential dwelling units or guest rooms to be approved or denied by a director of

the lead planning agency. Provides for authorizations and requirements for a director of the lead planning agency for development projects.

Observations: This bill may limit the ability of some jurisdictions and may potentially remove some of the Building Official's abilities and responsibilities.

AB 494 (Bloom) Accessory Dwelling Units

CALBO Position: *Watch*

Status: Governor's Desk.

Summary: AB 494 amends the Planning and Zoning Law to provide that an accessory dwelling unit (ADU) may be rented separately from the primary residence. Requires that parking requirements for accessory dwelling units not exceed a certain number. Removes the prohibition on specified off-street parking where that parking is not allowed anywhere else in the jurisdiction.

Observations: This Bill will create more work for Building Officials in the areas of permitting, plan check, inspection, code enforcement, property addressing, and utility connections.

AB 565 (Bloom) Alternative Building Regulations

CALBO Position: *Support*

Status: Two-Year bill, will not move until January 2018.

Summary: AB 565 requires a city or county to adopt alternative building regulations, and specifies that these regulations include provisions for housing artists, artisans, and other similarly situated individuals. AB 565 requires a city or county that has already adopted alternative building regulations to amend those regulations to include provisions for housing artists, artisans, and other similarly situated individuals.

Observations: The alternative set of guidelines for buildings is a creative way of reusing/retooling existing buildings and it is considered a viable approach to revitalize older commercial neighborhoods. It can be considered controversial because some projects, through the code modification process approved by the Building Official, ultimately comply with less restrictive code requirements. CALBO supports as much control as possible remaining at the local level. CALBO looks forward to working with Assembly Member Bloom on this measure during interim to ensure that the right level of control remains at the local level.

SB 431 (Bates) Accessory Dwelling Units

CALBO Position: *Oppose*

Status: Two-Year bill, will not move until January 2018.

Summary: SB 431 authorizes a local building inspector to waive some or all building code requirements with respect to an accessory dwelling unit constructed prior to January 1, 2008 for the purpose of issuing a building permit for that accessory dwelling unit.

Observations: CALBO is in contact with the author and while we oppose this bill as written, we have offered our expertise in amending this measure. This bill has been established as a two-year bill. CALBO opposes giving a building inspector authority to waive health and safety requirements. It is only a Building Official that can be charged with establishing proper standards and enforcing the requirements to make an Accessory Dwelling Unit a legal and habitable space.

Legislation Addressing Structural Safety and the Regulatory Process:

SB 721 (Hill) Building Assembly Inspections

CALBO Position: *Support if Amended*

Status: Two-Year bill, will not move until January 2018.

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, amendments to the bill place a significant burden on building departments, requiring that they track compliance with the bill and assess fines when property owners do not comply. This places unfunded mandates on building departments, which CALBO opposes. CALBO will continue to work closely with the author's office during interim to help amend this bill in a way we can fully support.

Legislation Addressing Clean Energy:

AB 1239 (Holden) EV Charging

CALBO Position: *Watch*

Status: Governor's Desk

Summary: AB 1239 requires the Department of Housing and Community Development and the Building Standards Commission to adopt mandatory building standards regarding electric-vehicle (EV) capable parking spaces for multifamily-housing and parking structure construction and renovation.

Observations: This bill aims to address the need for EV-capable parking to keep up with the demand over time. Specifically, AB 1239 requires the Department of Housing and Community Development (HCD) and the Building Standards Commission (BSC) to 1 to research, develop and propose building standards regarding EV capable parking spaces that require existing multifamily housing and parking structures to meet building standard codes for EV capable

parking spaces during any additions, significant repairs, or alterations involving existing parking spaces. Next, AB 1239 requires the BSC to research, develop, and propose mandatory building standards regarding EV capable parking spaces for commercial buildings in the next triennial edition of the CA Building Standards Code adopted after January 1, 2018. And finally, it requires HCD and CBSC to consider revising EV capable building standards every 18 months. CALBO remains neutral on the measure.