



October 1, 2019 Meeting Minutes

Redwood Empire Association of Code Officials

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

The October 1st meeting was held at the Marin Builders Association in San Rafael

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 12:20 pm by Charles Lucas, which was followed by the pledge of allegiance.

2. SELF INTRODUCTIONS (Officers, Guests, Members)

There were 18 members and guests in attendance.

3. APPROVAL OF MINUTES -

A motion to approve the minutes was made by Kris Kuntz and then Christine Condon mentioned that the SCEIP and PACE funding was thru Sonoma County and not BayREN as indicated in the minutes. Charles asked that Christine send an email with the correct information and we will amend the language in the minutes. Eric seconded the motion with the amended language. All approved the motion, no opposed.

4. OFFICERS REPORTS

President: Charles Lucas – Charles mentioned that the officers met last week on September 24th to go over the agenda and discuss upcoming issues.

Vice President: Jay Bradford – No report.

Treasurer: Steve Buffenbarger- Checking account report for the months of May, June, and July:

Checking beginning balance (May): \$28,255.98

Deposits: \$2,634.34 – membership dues and lunch, seminar income, interest.

Withdrawals: \$4,579.89 – seminar costs, members and officers lunch, scholarship, website, and accounting fees.

Checking ending balance: \$26,310.43

Disabled Access Class Costs: About \$6,000 (\$5915.29 + Costco)

Disabled Access Class Income: \$8,579.16

Disabled Access Class Net: About \$2,500

Secretary: David Willoughby – Verified that the September bank statement is consistent and accurate with the Treasure's upcoming monthly report.

Past President: Tony Piazza – Not present and no report.

5. LIAISON REPORTS

AIARE: No Report

CSI: Christian Holbrook: Christian was not present so Alex Daddow Next meeting is the 1st Thursday of the month, October 3rd at 5:30 - 8:30 pm dinner meeting at Charlie's Grill at the Windsor Golf Club. The program is on climate change and the California Building Code. The CSI board would like to see more interaction with REACO. On November 13th, CSI is hosting a seminar on the upcoming 2019 code changes and would like to partner with REACO. Also, would like Building Inspectors and Building Officials to come to the November 7th regular meeting to answer questions from CSI members on the upcoming code changes. Please let Alex 707-636-4900 or Matthew Cardle 707-541-6627 know as soon as possible.

SCFPO: Glenn Schainblatt: Not present. Charles mentioned that he and Doug Williams went to the meeting last Friday which was a combined NorCal and Sonoma County FPO's meeting. Talked mostly about the new code adoption.

ICC: Chris Ochoa: Not Present. Annual Conference is coming up October 20th to the 23rd and the code hearings are the 24th to the 30th in Las Vegas. Charles asked for a show of hand of who is going - Don Jeppson, the Building Official for San Rafael indicated he would be going.

CBOAC: Glenn Schainblatt: Not present.

CALBO: Brad Wungluck: Not present. Ed Week training continuing at various locations. Brad emailed the

update to Charles and it is attached to the minutes.

CEC: Amie Brousseau: Amie mentioned that there are 2 approved software programs for running the 2019 energy code requirements. Workshop on October 17th on the 2022 codes. AB 178 was signed into law by the Governor and exempts the PV requirements for SFD's in disaster areas. Have been and will be at all the CALBO Ed Weeks and continuing to provide training on the new code. Available for free training at local jurisdictions. Call her.

IAEI: Doug Hughes: Not present. Group discussion about upcoming training In Petaluma on Wednesday, November 20th is the Free NFPA 70 training (includes a free electrical code) to go over the Electric Code changes, this training is for AHJ's only. December 5th and 6th is a training on the residential and commercial provisions of the Electrical Code that incorporates the 2019 changes.

BayREN: Carolyn Glanton: Not present, so Christine Condon, who works in the Energy and Sustainability Division of Sonoma County reported that Tuesday, October 8th, Russ King will be teaching a class at the North Coast Builders Exchange in Santa Rosa on Residential HVAC system design and testing in the morning and Residential envelope and testing in the afternoon (QII will be covered), lunch is included. Working with the CEC and Energy Code Ace to provide training on the 2019 Energy Code coming up in November and December. Refer to their website for more information at <http://sonomacounty.ca.gov/General-Services/Energy-and-Sustainability/>. The BayREN commercial incentive program – Pay for Performance – will be having a soft roll out this month and probably a hard roll out in November.

ICC Region 1: Glenn Schainblatt: Not present. Steve cut a check for \$250 to ICC Region 1 to support the hospitality suite per the approved motion made last month.

6. **COMMITTEE REPORTS**

Education Committee: Eric Seabrook mentioned that the 2-day disabled access training was very successful, 81 people attended and there was a good turnout of Architects and Engineers. Also coming up on November 20th is the NFPA class on the 2019 CEC updates (free code book for AHJ's only); a 2 day electrical residential and commercial inspection class by Mike Stone on December 5th and 6th (2019 CEC); and the CA Fire Chiefs Association and NorCal FPO are putting on a 3 day training, February 4 – 6 in Santa Rosa at the North Coast Builders Exchange, on the 2019 CBC and CFC updates and means of egress.

Web-Site Committee: Officers. All the officers are pitching in to add content, update, and maintain the website.

Audit Committee: no report

7. **PROGRAM**

AJ Molina from Tesla Energy in Fremont will be discussing PV and battery storage products: No program, AJ was not able to make the meeting.

8. **CORRESPONDENCE AND ANNOUNCEMENTS**

Don Jeppson started a discussion about crafting a noise ordinance specifically addressing backup generators (San Rafael - exempt from ordinance during an emergency or power outage). When are permits required to install and when not – stationary vs. portable? Try to point them to battery backup especially if have PV, time of day to operate, time of day to test, defining decibels at 7 meters, 69 dba at 7 meters. Tommy T mentioned that there are manufactured boxes made that will reduce the amount of noise emitted and to direct exhaust away from the building, otherwise the structure acts as an amplifier. Sal Lucido mentioned that in flood areas when the generators are raised above BFE the noise is much louder. The issue is being driven by the threat of PG&E power shutdowns (fire threat response), but Don is estimating that only about 1% or 120 permits will be issued for this, small scope. Matt Keizer brought up the number of illegal stationary generators being installed in the City of Ukiah is high and wondered if other jurisdictions are experiencing this – contact CSLB, increase violation fees.

Charles mentioned he received an email from Chris Ochoa about the Disaster Relief Alliance who thru ICC and National Council of Structural Engineers Association is maintaining a national database for certified and trained building safety professionals able to respond to emergencies – sign up if you are available on the website, sponsoring upcoming training with CAL OES.

9. **NEW BUSINESS**

Charles reminded everyone that we need to start up the nominations committee to find upcoming officers to fill the vacant Secretary seat for next year, this is a 1-month committee. Charles asked if anyone wanted to serve and received no volunteers. Usually Doug Hughes is the Chair for the committee and perhaps Glenn and Doug together can start it up.

10. **OLD BUSINESS**

The Bylaw amendment changing the number of consecutive years that the Treasurer can serve to indefinite was signed by the current officers on September 1st, 2019 and is now effective.

11. **LEGISLATIVE NEWS**

No items brought forward.

12. **CODE ISSUES**

Wrap up with the code adoption process: Jay Bradford gave an overview of what has happened to this point: we polled all the jurisdictions in attendance at the last meeting to see who was adopting various Appendices for the suite of CA codes being adopted. Jay polled the 2 other jurisdictions not at the previous meeting, San Rafael and Marin County this meeting. A spreadsheet containing what Appendices and other codes each jurisdiction will be adopting has been created and will be updated and posted on our website. Also, a Dropbox account has been created for jurisdictions to upload their adoption ordinance and review other jurisdictions ordinances.

A discussion followed about various code requirements and who has adopted them and why; pool barriers, energy code, WUI requirements, Class A roof assembly, Sal brought up the Reach Code for adoption in Cloverdale (they will probably not adopt this code cycle due to various reasons including: 30 year analysis does not pencil out, if truly cost effective then why mandate it, good direction to be moving, but may not be ready right now, grid not quite set up yet for this, political reaction rather than what makes the best sense now, most jurisdictions going with Cal Green Tier 1 w/o energy. Heat pump appliances are a much more complicated systems and have a higher maintenance cost and technical requirements. Amie from the CEC mentioned that it is a political issue, gas will not go away overnight, all electric is the direction that the CEC is heading, this can be seen that there is now a pathway to use all electric within the home. She spoke with the Building Official of Berkeley and asked how many homes they are seeing built each year and the response was only a few, mostly built out vs. other jurisdictions that have huge subdivisions and many homes going in. Each jurisdiction needs to look at what fits best. Jay mentioned what do you do about subdivisions that were approved and perhaps already have gas run to parcels if the REACH Code was adopted.

The BSC has information on their website to help jurisdictions with the code adoption process which is available at <https://www.dgs.ca.gov/BSC/Codes>. There is also a video on the California Code adoption process for local jurisdictions available on the BSC or ICC website.

Here is the link to the YouTube video https://www.youtube.com/watch?time_continue=15&v=rW0H3XaWdk4

13. **ADJOURNMENT**

The meeting was adjourned at 2:22 by Charles Lucas.

The next meeting will be held on November 5th, at Cattleman's Steakhouse in Petaluma. Registration is \$25, lunch is provided. The meeting starts at 12 noon.



Chapter Report Fall 2019

Upcoming CALBO Events:

CALBO Education Week South (Ontario) – October 14-17, 2019

CALBO Education Week Peninsula (Burlingame) – December 16-19, 2019

CALBO's 58th Annual Business Meeting (Indian Wells) – April 5-9, 2020

CALBO's Leadership & Advocacy Day - April 22, 2020

Upcoming Industry Events:

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

California Fire Prevention Institute (Buellton) – March 9-13, 2020

CALBO GOVERNANCE

- Based on member feedback received at the ABM, the CALBO Board has rolled out a series of Board driven goals to include:
 1. Focus on legislation and advocacy at the state level
 2. Developing the next generation of code officials
 3. Education & training for the code change year
 4. Code development at all levels; national, state and local
 5. Input on tall wood structures (continued involvement in code change proposals)
 6. ISO surveys; research and share information on process and procedure
 7. Post disaster recovery toolkits & handouts
 8. Advancement and promotion of the Building Official profession
 9. Creation and recording of CALBO history
- CALBO and ICC partnered to co-host a “Seismic Roundtable” discussion in Sacramento on July 25. This event was open to all interested stakeholders and served as a collective effort to facilitate dialogue between national and state agencies that are working on seismic standards and regulations. FEMA, NIST, and California Assemblyman Adrin Nazarian participated. More details about the event can be found on the CALBO website

under the “News and Updates” tab. ICC will host a follow up event on October 23 at their annual conference in Las Vegas.

- 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 – Board
 4. County Building Officials – Jeff Janes/Mike Brinkman
 5. East Bay – Mike Brinkman
 6. Foothill – Victor Cuevas
 7. High Desert – Andrew Stuffer
 8. Los Angeles Basin – Victor Cuevas/Bryan Spain
 9. Monterey Bay – Sharon Goei/Bryan Spain
 10. Napa/Solano – Shane Diller
 11. NorCal FPOs – David Gonzalves/Shane Diller
 12. Orange Empire – Victor Cuevas
 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/Mike Brinkman
 18. Shasta/Cascade – Shane Diller
 19. SoCal FPOs – Andrew Stuffer
 20. Ventura – Andrew Stuffer
 21. Yosemite – Mike Brinkman, David Gonzalves and Brad Wungluck
- CALBO is seeking to serve as an information gathered for Code Development efforts at all levels. Given the vigilant work of the codes committees of regional (Tri) chapters throughout California, CALBO did not want to be in conflict with their efforts. CALBO has created a webpage to post and coordinate all California code change proposals. We hope this page, <https://www.calbo.org/node/1248>, will be a valuable tool for those attending the upcoming ICC hearings.
- CALBO and ICC are partnering to host a speaker series at our enlarged booth at the California League of Cities Expo, to be held in Long Beach October 16-17, 2019. The topic of presenters and the booth will be seismic resiliency.
- CALBO launched our completely revamped www.calbo.org last year. 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.
- 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 2019-20 year has been committed to reserve accounts, a practice that the Board plans to emulate each year.
- CALBO's 58th Annual Business Meeting will take place April 5-9, 2020 in Indian Wells (Palm Springs area). Program and registration materials will be available in the late Fall.
- The CALBO Board has approved the following future ABM locations: Hyatt Regency Indian Wells/Palm Springs (April 5-9, 2020); Hyatt Regency Sacramento (March 7-11, 2021), Millennium Biltmore Los Angeles (March 27-31, 2022) and the Hyatt Regency Mission Bay/San Diego (March 5-9, 2023). 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

- CTI is planning this year's Education Weeks in preparation for the new code cycle. Education Week: Newport Beach took place August 26-29, Education Week: San Ramon took place September 9-12, Education Week: Ontario will take place October 14-17, Education Week: Burlingame will take place December 16-19.
- The 2019-20 CALBO Training Catalog was released in May 2019 with changes to the CALBO online training registration system based on feedback from membership. This new and improved system will serve jurisdictional needs across the state when registering staff for their CEUs.
- In the 2019-20 CALBO Training Catalog, there are 16 new courses and all other courses are updated for the new code cycle. Nearly two dozen instructors will participate, including new as well as returning, seasoned instructors with new and updated content.
- CALBO will continue to supplement Education Week training with independent offerings across the state. Courses in spring and summer 2019 took place in Manteca, Glendale, Irvine, Fremont, Livermore, Santa Barbara, Moreno Valley and Corona. Please see other education opportunities throughout California posted on the CALBO website under the "Training Dates and Registration" tab. If a jurisdiction is interested in hosting a CALBO training, please contact Lauren Herman at lherman@calbo.org. CTI is currently planning courses for Winter 2019.
- The BOLA program was held at the University of Southern California State Capital Center in Sacramento from April 15-19, 2019. Twenty-one students are currently enrolled in the program.
- The 2020 BOLA class will meet in southern California, but a waitlist is already in place. Interested students should reach out to Lauren Herman at lherman@calbo.org.

- CALBO has again collaborated with ICC to offer publications for the code change year; 2019 Significant Changes to the California Building Code and the 2019 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.
- 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 2019-20 CALBO Training Catalog. Contact Lauren Herman at lherman@calbo.org with questions.

CALBO PARTNERS

- CALBO successfully launched the CALBO Partner Program last year which offered annual packages granting special access to CALBO's Education Weeks and Annual Business Meeting Sponsor and Exhibitor Program. Due to its popularity, CALBO is once again offering exclusive sponsorship opportunities to its members. 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 continued support and collaboration!
 - Gold Sponsors: CSG Consultants, Interwest Consulting Group, Optimum Seismic, 4LEAF, Inc, and Willdan Engineering.
 - Silver Sponsor: Camino, Bureau Veritas, and Energy Code Ace
 - Bronze Sponsors: Shums Coda Associates, VCA Code, TRB + Associates, and International Code Council.
 - If you would like more information about this program or other advertising, exhibitor and sponsorship opportunities, contact Katie Almand at kalmand@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.
- Over 2,700 bills were introduced this year, and CALBO tracked close to 40 measures that affect issues such as seismic safety, wildfire recovery standards, and affordable housing.
- The legislature went into fall recess as of Friday, September 13. Session will resume in January 2020 when bills can be enacted upon again.

- Many bills CALBO tracked over this last year were held, or are currently not moving. Since it is only the first year of the legislative session, bills will have the opportunity to move again as of January 2020.
- Any bills that made it out of both houses will go to the governor's desk. He will have until October 13 to sign them into law or veto. Given that this is the first year of the Newsom administration, it is difficult to anticipate all of the intended actions of the Governor. CALBO is maintaining a watchful eye and staying in touch with administration officials on matters of importance to our membership.
- Following the veto of AB 2681 of last year, CALBO has sponsored AB 429 authored by Assemblymember Nazarian relative to seismic resiliency. The bill is currently in place, with CALBO having developed a local government coalition surrounding the measure, including the League of California Cities, the California State Association of Counties (CSAC), and the Rural County Representatives of California (RCRC). This bill was moved to the Inactive File at the end of session, but has the possibility of being revived in January of 2020. CALBO will continue to work with the author's office.

LEGISLATIVE REPORT/BILLS OF INTEREST

AB 429 (Nazarian) Seismically vulnerable buildings: inventory

CALBO Position: *Support*

Status: Will be taken up again next year

Summary: This bill would require the Alfred E. Alquist Seismic Safety Commission, by specified deadlines, to identify funding and develop a bidding process for hiring a third-party contractor to create an inventory of potentially vulnerable buildings, as defined. The bill would require the third-party contractor, in conjunction with the commission, by July 1, 2022, to develop a statewide inventory of potentially seismically vulnerable buildings in 29 specified counties in California using information developed by local jurisdictions pursuant to the above-described provisions.

Observations: Last year CALBO opposed a similar bill by the same author. That bill was ultimately vetoed by the governor and died. Over the fall recess, CALBO worked with the author's office and the Seismic Safety Commission to come up with a solution to our previous concerns. Unlike last year's bill, AB 429 will specifically target 29 seismically prone counties in the state – rather than the whole state. Either federal grants or the General Fund, instead of local funds, will also fund this bill. This program will not burden local building departments, as a third party will conduct the work.

SB 13 (Wieckowski) Accessory dwelling units

CALBO Position: *Support if Amended*

Status: Referred to the Appropriations Committee

Summary: This bill would authorize the owner of an accessory dwelling unit that receives a notice to correct violations or abate nuisances to request that the enforcement of the violation be delayed for 5 years if correcting the violation is not necessary to protect health and safety, as determined by the enforcement agency, subject to specified requirements.

Observations: Senator Wieckowski introduced a similar bill last year, SB 831. This bill would have required Building Officials to delay enforcement of safety measures on ADUs, and even delay an imminent risk for no less than 10 years. This year's bill has similar language, but the office has removed the language specifically identifying an "imminent risk." The bill now reads that an owner can ask for a 5-year delay, as long as it does not interfere with the health and safety of the inhabitants. CALBO is still concerned with the delay of enforcement, and looks forward to discussing amendments with the author.

SB 190 (Dodd) Fire safety: building standards

CALBO Position: *Support*

Status: Enrolled, Governor's Desk awaiting action

Summary: Would require the Office of the State Fire Marshal to develop, in consultation with representatives from local, state, and federal fire services, local government, building officials, utility companies, the building industry, insurers and insurance research organizations, and the environmental community, a model defensible space program to be made available for use by a city, county, or city and county in the enforcement of the defensible space provisions. The bill would set forth required components of the program.

Observations: The recent wildfires have devastated large areas of California, only exacerbating the current housing shortage in California. This bill would increase fire safety efforts in communities moving forward. It would also increase training for local enforcement officers, including Building officials, in WUI standards.



REACO ICC Monthly Meeting
October 1, 2019

Efficiency Division Updates

- Business meeting on September 11: Approval of EnergyPro 8.0 as an alternative calculation method for demonstrating compliance with the residential provisions of the 2019 Building Energy Efficiency Standards. The next business meeting is October 14. **Business Meetings Agendas and Minutes:** <https://www.energy.ca.gov/proceedings/business-meetings>
- California Energy Commission staff will conduct a **workshop** on October 17 to present and discuss the update to the code compliance metrics for the 2022 California Energy Code update: <https://www.energy.ca.gov/title24/2022standards/prerulemaking/documents/>
- Governor Newsom signed Assembly Bill 178 on September 6. This bill exempts rebuilt residential buildings from the PV requirements in the 2019 Energy Code if damaged or destroyed as a result of a disaster in an area in which a state of emergency has been proclaimed by the Governor, if certain income and insurance requirements are met.

Energy Standards Training and Events

- **Energy Commission training** upcoming dates and locations: www.energy.ca.gov/title24/orc/schedule_oe/index.php
 - 10/9: Northern California Facilities Expo, Santa Clara – 2019 Nonresidential Changes
 - 10/14-10/17: CALBO Ed Week, Ontario – 2019 Energy Code, 2019 Submittal Requirements, and exhibit booth
 - 10/17: Yosemite ICC, Modesto - 2019 Energy Code Changes
 - 10/22: Habitat for Humanity California State Conference, Oakland – 2019 Energy Code Changes
 - 10/30: 4Leaf, Inc., Pleasanton – 2019 Energy Code Changes
- **Energy Code Ace training:** www.energycodeace.com/training
- **PG&E training:** www.pge.com/pec
- **BayREN training:** www.bayrencodes.org/services/trainings/

Energy Code Resources

- **Online Resource Center:** <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/online-resource-center>
- **Energy Standards Hotline email** Title24@energy.ca.gov or call 800-772-3300

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

- **Blueprint Newsletter email list:** <https://www.energy.ca.gov/newsroom/blueprint-newsletter>
- **Building Standards email list:** <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards>
- **Appliance Standards email list:** <https://www.energy.ca.gov/rules-and-regulations/appliance-efficiency-regulations-title-20>

2022 Energy Code Pre-Rulemaking Utility Sponsored Stakeholder Meetings

- Visit the [California Energy Codes & Standards \(CASE\) website](https://title24stakeholders.com/) to review 2022 initiatives and participate in the development process stakeholder meetings:
<https://title24stakeholders.com/>

Stakeholder Meeting Topic	1st Meeting Date	2nd Meeting Date (Tentative)
Multifamily HVAC & envelope	August 22, 2019	January 9, 2020
Nonresidential & multifamily outdoor lighting	September 5, 2019	January 16, 2020
Grid integration	September 10, 2019	January 23, 2020
Nonresidential indoor lighting	September 12, 2019	TBD
Covered processes part 1	September 19, 2019	January 30, 2020
Multifamily water heating	October 3, 2019	January 30, 2020
Single family HVAC	October 10, 2019	February 11, 2020
Nonresidential HVAC part 1	October 15, 2019	February 13, 2020
Nonresidential envelope part 1	October 24, 2019	February 20, 2020
Nonresidential HVAC & envelope part 2	November 5, 2019	TBD
Covered processes part 2	November 7, 2019	TBD
Single family whole building & nonresidential software improvements	November 12, 2019	February 27, 2020