



Sacramento Valley Association of Building Officials

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Minutes of the October 9th, 2020 SVABO General Meeting was a Zoom Meeting

- Meeting called to order by Jim Mangino at 10:09 AM, 26 people in attendance
- Flag Salute – Led by Greg Anderson
- Welcomed from Winfred DeLeon
- Self-introductions of Officers, Board members and all in attendance
- Review of September 2020 meeting minutes.

Motion to approve minutes from Curtis Johnson – Motion to accept September meeting. Andrea Coley– 2nd the motion. Motion passed.

Executive Board Reports:

Secretary /Treasurer's Report – Nick Henderson

As of September 30th, 2020, we have \$55,740.41

Vice – President's Report – Michelle Toledo reported that next meeting will be held on November 13,2020, hosted by Rancho Cordova and will most likely be virtual

President's Report – Jim Mangino

Jim reported on Installation Dinner event to be a virtual event held on December 11,2020 at 12:00 P.M.

Future membership meeting will probably be virtual meeting for the near future do to Covid-19

Past-President's Report – Joe Cuffe

Joe opened a discussion on how each jurisdiction is approaching Virtual Inspections. This was a lively discussion from many in the group, the discussion brought many great ideas and showed how we adapt to any situation and continue to provide safe and innovative ways for our inspectors and stakeholders in our jurisdictions.

Joe- spoke on the nominations needed for Treasure/ secretary position for the 2021 SVABO board must be nominated for November meeting

Code Quiz – Brian

Skipped no Brian

Committee Reports:

Code Development Committee – Jay Hyde

Code Review and Development provided a report and reported on upcoming meeting. Next meeting will be held on October 15th and it will be virtual through GoToMeeting.

Education Committee – Terry Knox

Terry reported that education is not going as good as anticipated, Terry spoke about our average class is about 10 to 15 people, Steve spoke about the need for advertisement to get more attendees to the classes to include sites like LinkedIn, and weather if we keep it Calif. only or open it up to other people from different states open discussion on what works best with the length of the classes weather 2 hours is good our should be longer.

Outreach Committee -Greg Anderson

No report still on hold do to COVID-19

Scholarship Committee – Mitch Raese

Scholarship Committee. Bob Stoddard scholarship closed on Sept. 30, no applications this year, we need to look at this scholarship and see if we can expand it without straying away from the sprit of what the scholarship was intended for

Permit Technician Committee

Michelle – Permit Tech Committee. Michelle provided updates. Need to regroup and organize this committee. Michelle said she has reached out to Susan and she is intending on working on it. Michelle will keep pushing to help possibly another permit tech to take over.

Installation Dinner Ad-Hoc Committee – Andrea Coley

Andrea/Michelle – Installation Dinner. We are going to try to push the meeting to next Dec.2021 to try and not loose our deposit we had to put done for the Natomas Inn. This year will be virtual do to COVID

Agency Reports:

CALBO – N/A

League of Cities -

N/A

California Energy Commission –Javier Perez presented a report. Please see the handout for information

HCD –

N/A

DSA –

N/A

ICC- Susan Dowty and Jim presented a report. Jim spoke about Group B appeals and going back to bylaws to rewrite and update

CSLB –

N/A

CBSC –

N/A

CBOAC – Shelly Loughran provided an update, they are planning to hold their event in April of next year, possibly in Tenaya lodge in Yosemite.

Old Business

None today

New Business

Curtis Johnson thanked everyone for the help everyone provided to Butte County during there fires

50/50 Raffle:

No Raffle currently

Lunch with presentation:

Winfred Provided an amazing presentation on all the projects and work going on in the City of Sacramento. Thank you, Winfred,

Meeting Adjourned at 12.43 am

Respectively Submitted,
Nick Henderson
SVABO Secretary/Treasure



Efficiency Division Updates

- Business meeting on September 9:
 - Approval of the local jurisdictions of the town of San Anselmo and the county of San Mateo for energy ordinances that exceed the energy efficiency requirements of the 2019 Energy Code.
- Next business meeting is October 14. **Business Meetings Agendas and Minutes:** <https://www.energy.ca.gov/proceedings/business-meetings>
- New **Blueprint 131 July-September 2020** is now available. <https://www.energy.ca.gov/newsroom/blueprint-newsletter>
- The mechanical Acceptance Test Technician Certification Provider (ATTCP) program will begin the implementation process. For more information on the ATTCP program and to participate in development of the implementation plan, please refer to the **Mechanical Acceptance Test Technician Implementation Proceedings**. <https://efiling.energy.ca.gov/Lists/DocketLog.aspx?docketnumber=20-ATTCP-01>
- An updated version of CBECC-Res 2019.1.3 (approved 9/4) is **available for download** with enhanced features and capabilities. Check out the **What's New and Different document** for more details. <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency-2>
- The California Statewide Reach Codes program will host a **webinar** on October 14 to present results of the low-rise residential retrofit cost-effectiveness analysis to inform reach code development opportunities. <https://localenergycodes.com/content/events>

Energy Standards Training and Events

- **Energy Commission training:** www.energy.ca.gov/title24/orc/schedule_oe/index.php
- **Energy Code Ace training:** www.energycodeace.com/training
- **PG&E training:** www.pge.com/pec

Energy Standards 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>

Pre-Rulemaking for the 2022 Energy Code

- California Energy Commission (CEC) **2022 Energy Code development schedule**: https://www.energy.ca.gov/sites/default/files/2020-05/2022_Standards_Update_Schedule.docx
- Visit the **California Energy Codes & Standards website** to review 2022 initiatives and participate in the development process stakeholder meetings: <https://title24stakeholders.com/>
- CEC staff is conducting a series of workshops to present and discuss proposed changes to the 2022 Energy Code. The goal of these workshops is to solicit feedback from members of the public before the start of the formal rulemaking process. For the most recent updates, visit the **CEC docket 19-BSTD-03** or the **CEC 2022 Energy Code web page**: <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency>
 - CEC staff held a **webinar** on September 22, 2020 to present proposed changes to the regulations for outdoor lighting and daylighting for the 2022 Energy Code. Public comments will be accepted until October 6.
 - CEC staff held a **webinar** on September 23, 2020 to present computer room efficiencies, pipe sizing and leak testing for compressed air systems, and refrigeration systems operations for the 2022 Energy Code. Public comments will be accepted until October 7.
 - CEC staff held a commissioner-led **webinar** on September 30, 2020 to examine recent scientific studies relating to the effects of indoor cooking on indoor air quality. Public interest groups have requested this workshop to help inform ventilation requirements in the 2022 Energy Code. Public comments will be accepted until October 12.
 - CEC staff will hold a **webinar** on October 6, 2020 to present proposed changes related to solar photovoltaic requirements and electrification for the 2022 Energy Code. Public comments will be accepted until October 20.
 - CEC staff will hold a **webinar** on October 7, 2020 to present proposed changes nonresidential lighting, air distribution and heating, ventilation, and air conditioning (HVAC) controls for the 2022 Energy Code. Public comments will be accepted until October 21.
 - CEC staff will hold a **webinar** on October 13, 2020 to present proposed changes to multifamily domestic hot water boilers and restructuring sections of the 2022 Energy Code. Public comments will be accepted until October 27.

**SVABO CODE DEVELOPMENT COMMITTEE
MINUTES
10:00 AM October 15, 2020**

Mogavero Offices 1331 T Street, Sacramento, CA.
GoToMeeting
<https://global.gotomeeting.com/join/751388037>

You can also dial in using your phone.
United States: [+1 \(571\) 317-3112](tel:+15713173112)

Access Code: 751-388-037

1. Attendance
2. Approve minutes from September 17, 2020 meeting
3. Code Development – Items in progress
 - a. Input from Chapter Members and the Board was requested at the October 8, 2020 Chapter Meeting. We have received the following:
 - b. Group A Items in Progress: None
 - c. Group B Items in Progress:
 - i. Section 802.7 heading to be revised to state .Cutting, drilling, notching and maximum overhang.
 - ii. Section 802.7.1.1 heading to be revised to state cantilever portions of roof .Section to be revised to include a maximum overhang of 24” at gables added to the maximum rafter overhangs. A table with prescriptive outrigger size and spacing for gable overhang supports to be provided in the code, developed by code official engineers and referenced in this code section.
 - iii. Section 603 Steel wall framing to be removed from the CRC. A reference to a steel framing prescriptive manual can be made in chapter 3 of the CRC. Section 603 and section 804 can be combined for a ready- made prescriptive manual.
 - iv. Section 804 Steel roof framing removed from the CRC.A reference to a steel framing prescriptive manual can be made in Chapter 3 of the CRC. Section 603 and section 804 can be combined for a ready-made prescriptive manual.
 - v. Review ANSI Standard for measuring Single Family Residences for applicability to the IRC
 - vi. CRC 313.2 Alternate fire sprinkler section does not have the work exceptions.
 - d. NEW Potential Group A items to discuss:
 - i. Definition of an exterior wall:

[BF] EXTERIOR WALL. A wall, bearing or non-bearing, that is used as an enclosing wall for a building, other than a *fire wall*, that has a slope of 60 degrees (1.05 rad) or greater with the horizontal plane.

Discussion:

- Is a wall a single entity extending in a single plane from the foundation below to the underside of roof sheathing or top of parapet above. Where offsets occur a wall extends from one offset to another?
- Is a wall an element that extends from the foundation to the top of sheathing above resulting in a single plane extending 5 stories in height

consisting of parapet wall and single-story walls stacked one-on to of each other.

- The specific issue is what is a 5-story exterior wall as it relates to the definition of Wall non-bearing?

ii. Termination of a Fire Wall at an exterior egress balcony:

Discussion:

[BE] HORIZONTAL EXIT. An exit component consisting of a fire-resistance-rated construction and opening protectives intended to compartmentalize portions of a building thereby creating refuge areas that afford safety from fire and smoke from the area of fire origin.

- This definition would appear to provide that there are no exceptions to the required opening protectives provision, but the code does allow a horizontal exit at a pedestrian walkway.
- Pedestrian walkways or tunnels connecting separate buildings are considered to create a horizontal exit and opening protectives are not required under specified conditions:
 - **Section 3104.2** Separate structures. Buildings connected by pedestrian walkways or tunnels shall be considered separate structures.
 - **Section 3104.5.3 Open sides on walkways.** This section tells us that where buildings are connected by pedestrian walkways open 50% minimum on both sides and are separated by at least 10-feet, opening protectives are not required at either end of the pedestrian walkway.
- Fire walls divide a structure into separate buildings.
 - Section 706.5 provides that a fire wall shall extend from exterior wall to exterior wall of a building With exceptions that permit a fire wall to terminate at the exterior wall.
 - Section 706.5.2 describes how a fire wall is to terminate at horizontal projecting elements. Exception 3 provides that a fire wall “need only extend through the concealed space to the outer edge of projecting elements.”

I would like to write a code change proposal clarifying that a fire wall need not extend across an exterior exit balcony to create an exterior exit.

e. OLD BUSINESS:

- i. Identifying wording in the Code that can be simplified, streamlined and otherwise improved.
- ii. Identifying items in the published code where we find “mistakes” in the California edition.
- iii. Identifying in advance the changes to be published by the State of California for mid-cycle code changes.
- iv. Review ANSI Standard for measuring Single Family Residences for applicability to the IRC

- v. Helping our jurisdictions navigate the requirements around ADU's and Junior ADU's
- vi. Finalize letter to CSFM asking for clarification on corridor exits (2019 CBC 1020.6 corridor continuity specifically the use of the word "AN EXIT" vs something like "the REQUIRED EXITS,")

4. NEXT MEETING: Thursday, November 19, 2020 at 10:00 AM.

END

CODE CHANGE PROPOSAL A

SECTION 705 EXTERIOR WALLS. Clarification.

ADD NEW SUB SECTION:

705.5 Fire-resistance ratings.

No changes

705.7 Unexposed surface temperatures.

Relocate from 705.7 with no changes.

705.8 structural stability.

Relocate from 705.6 with no changes.

705.9 Vertical Continuity. Exterior walls shall extend in a continuous vertical plane from the foundation or top of slab or floor sheathing at a building offset below to the top of parapet, underside of slab, roof sheathing above at the roof level or building offset above.

705.10 Openings.

Relocate from 705.8 without changes

Continue renumbering.

Reason: The definition “[**BF**] EXTERIOR WALL. A wall, bearing or non-bearing, that is used as an enclosing wall for a building, other than a fire wall, and that has a slope of 60 degrees (1.05 rad) or greater with the horizontal plane.” Does not indicate if a multi-story building element is a single wall or a series of walls stacked one-on-top of another. Recent ICC Staff interpretations appear to indicate that a multi-story element is a single exterior wall, not a series of walls stacked one on top of another. Proposed Code Change clarifies and codifies the ICC interpretation.

Cost Implications: This Code Change proposal will not increase or decrease the cost of construction.

CODE CHANGE PROPOSAL B

HORIZONTAL EXIT AT AN EGRESS BALCONY AND FIRE WALL Proposed change.

Section 1026.2 Separation. No change to basic section:

Exceptions

1. A fire resistance rating is not required at horizontal exits between a building area and an above-grade pedestrian walkway constructed in accordance with Section 3104, provided that the distance between connected buildings is more than 20 feet. (no change to existing text]>
2. A fire resistance rating is not required at a horizontal exit between buildings where served by an egress balcony constructed in accordance with Section 1021, provided that the exterior walls on both sides of the fire wall shall have a 1-hour fire-resistance-rating with ¾-hour protection where opening protection is required by Section 705.8. The fire-resistance rating of the exterior wall shall extend not less than ten feet (xxx mm) on each side of the intersection of the fire wall to exterior wall.

Reason: This brings the requirements for protection at a horizontal exit at an egress balcony into alignment with the protection requirements at an above grade pedestrian walkway.

Cost Implications: This Code Change proposal will not increase or decrease the cost of construction.

CODE CHANGE PROPOSAL C

FIRE WALL REQUIRED BETWEEN MULTI-STORY SINGLE EXIT BUILDINGS CONTIGUOUS TO EACH OTHER Clarification.

ADD NEW SUBSECTION

1006.3.3.1 Separate buildings. Where a single exit or exit access is provided in conformance with Table 1006.3.3(1) or 1006.3.3.3(2), each single access shall be considered a separate building and shall be separated from adjacent construction by a *yard* or *court* complying with Section 1205 or a *fire wall* complying with Section 706.

1006.3.3.2 Renumber existing paragraph 1006.3.3.1 without change.

Reason: Additional information is required to alert the user to an ICC Code Interpretation: the International Code Council has interpreted this section : "The intent of Table 1006.2.1 is to limit the overall building size and occupant load in which the occupants have access to only one exit [if one building were to be configured to provide multiple areas each with one exit complying with Table 1006.2.1].... ...each area must be separated by a *fire wall* so that each area can be considered a separate building."

Cost Implications: This Code Change proposal will not increase or decrease the cost of construction.

ALTERNATE TO FIRE WALL REQUIREMENT BETWEEN MULTI-STORY SINGLE EXIT BUILDINGS CONTIGUOUS TO EACH OTHER

CODE CHANGE PROPOSAL C (ALT)

FIRE WALL REQUIREMENT BETWEEN MULTI-STORY SINGLE EXIT BUILDINGS CONTIGUOUS TO EACH OTHER Change.

ADD NEW SUBSECTION

1006.3.3.1 Separation of areas and stories with access to a single exit or exit access. Where a single exit or exit access is provided in conformance with Table 1006.3.3(1) or 1006.3.3.3(2), each area of the building providing access to a single exit or exit access shall be separated from adjacent construction by a *fire barrier* complying with Section 707. The total height and area of the overall building shall comply with the provisions of Chapter 5.

1006.3.3.2 Renumber existing paragraph 1006.3.3.1 without change.

Reason: the International Code Council has interpreted this section : “The intent of Table 1006.2.1 is to limit the overall building size and occupant load in which the occupants have access to only one exit [if one building were to be configured to provide multiple areas each with one exit complying with Table 1006.2.1].... ..each area must be separated by a *fire wall* so that each area can be considered a separate building.”

Section 1006.3.3 limits the allowable areas of building permitted to provide a single exit for the occupants to significantly smaller than would be permitted for the type of construction and occupancy otherwise permitted by Chapter 5. A fire barrier provides separation into separate fire areas (Section 707.3.10).

Cost Implications: This Code Change proposal will decrease the cost of construction.

SVABO CODE DEVELOPMENT COMMITTEE
AGENDA
10:00 AM November 19, 2020

Mogavero Offices 1331 T Street, Sacramento, CA.
GoToMeeting
<https://global.gotomeeting.com/join/751388037>

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 - i. None
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 - ii. Section 804 Steel roof framing removed from the CRC. A reference to a steel framing prescriptive manual can be made in Chapter 3 of the CRC. Section 603 and section 804 can be combined for a ready-made prescriptive manual.
 - iii. Review ANSI Standard for measuring Single Family Residences for applicability to the IRC
 - iv. CRC 313.2 Alternate fire sprinkler section does not have the work exceptions.
 - d. NEW Potential Group A items to discuss:
 - i. Exterior Walls
 - ii. Horizontal Exit at Egress Balcony
 - iii. Single exit buildings
 - iv. ICC BACC Proposals
 - e. OLD BUSINESS:
 - i. Identifying wording in the Code that can be simplified, streamlined and otherwise improved.
 - ii. Identifying items in the published code where we find “mistakes” in the California edition.
 - iii. Identifying in advance the changes to be published by the State of California for mid-cycle code changes.
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 - vi. Finalize letter to CSFM asking for clarification on corridor exits (2019 CBC 1020.6 corridor continuity specifically the use of the word “AN EXIT” vs something like “the REQUIRED EXITS,”))

4. NEXT MEETING: December 17, 2020 at 10:00 AM.

END