



Sacramento Valley Association of Building Officials

Minutes of the March 11, 2022, SVABO General Zoom Meeting with Host City of West Sacramento

President
Nick Henderson, CBO
4Leaf Inc
(530) 338-5898

Vice President
Jon May, CBO
City of Auburn
(530) 823-4211

Secretary/Treasurer
Roxanna Recinos-Serna,
CBO
City of West Sacramento
(916) 617-4660

Past President
Michelle Toledo
City of Folsom
(916) 716-7476

Members
City of Chico
City of Citrus Heights
City of Colusa
City of Davis
City of Elk Grove
City of Eureka
City of Folsom
City of Galt
City of Jackson
City of Lincoln
City of Live Oak
City of Lodi
City of Manteca
City of Marysville
City of Novato
City of Palo Alto
City of Patterson
City of Pleasanton
City of Rancho Cordova
City of Redwood City
City of Rio Dell
City of Rocklin
City of Roseville
City of Sacramento
City of Sebastopol
City of West Sacramento
City of Winters
City of Yuba City
County of Amador
County of Butte
County of El Dorado
County of Glenn
County of Humboldt
County of Nevada
County of Placer
County of Plumas
County of Sacramento
County of Sutter
County of Tehama
County of Yuba
Town of Loomis
Town of Paradise

1. Call meeting to order

Meeting was called to order by Board President Henderson (BPH) at 10:04 a.m.

2. Thank you to host

3. Welcome by host

Welcome from Roxanna Recinos-Serna, Chief Building Official, City of West Sacramento.

4. Flag salute

5. Self-introductions

Officers introduced themselves via chat with name, title and/or jurisdiction/company including agency representatives.

6. Review of February 11 Meeting Minutes

Motion to approve minutes; seconded. Minutes approved in unanimous vote.

7. Executive Board Reports:

a. Secretary/Treasurer Report – Roxanna Recinos-Serna

i. Budget

Total liabilities and equities as of as of February 28, 2022, is \$77,032.52.

b. Vice-President's Report – Jon May

i. BPH in Vice-President's absence: Next live meeting hosted by City of Citrus Heights. Still exploring having a virtual meeting as an option for those unable to attend in person. Looking for a new single location with ability to have lunch catered.

c. President's Report – Nick Henderson

i. Proposed nominations for Lifetime Honorary members for Win DeLeon and Nancy Springer, past building officials for City of Sacramento and County of Sacramento, respectively. Group agreed on nominations.

d. Past-President's Report – Michelle Toledo – No report

8. Code Quiz – Ron Beehler

Code quiz attached. Thank you, Ron, for the informative information.

9. Committee Chair Reports

a. Code Review and Development – Jay Hyde

Jay discussed the Santa Barbara's Munger Dormitory Hall, 11-story building code from February's meeting. Requesting SVABO's position on joining AIA's CA chapter on pursuing an emergency code amendment for allowing natural light/ventilation in sleeping spaces. BPH agreed to reach out to other chapters to learn their position with respect to this case.

b. Education Committee – Terry Knox/Steve Burger

Steve reported 64 people have signed up for the Minstitute; event confirmed to be a live training. CALBO will sponsor lunch for unintended mishap with ABM's event scheduled at same time.

c. Outreach Committee – Greg Anderson – No report

d. Scholarship Committee – Jay Hyde – No report

e. Permit Technician Committee – Tasha Karver – No report

f. Installation Dinner Committee – Andrea Coley/Michelle Toledo – No report

10. Agency Reports

a. CALBO – Jay Hyde

Jay reported the next scheduled free virtual Job Fair will be held on April 27 from 3:30 – 5:30 pm. Looking for volunteers to participate in fair, specifically for building inspectors to join for a two-hour commitment. View details here: [Outreach & Communications Committee](#)

b. League of Cities – No report

c. California Energy Commission – Erik Jensen

See attached newsletter for CEC updates, training schedule, resources.

d. ICC – Jim Sayers

Reported ICC's recent staff retreat. The next 2022 Group B Committee Action Hearings will be held in Rochester, New York, from March 27 – April 6. View details here: [Webcast - ICC \(iccsafe.org\)](#). BPH noted SVABO has funding to send representatives with all paid fees. Additional announcements:

- **March 27 – April 6, 2022:** [Group B Committee Action Hearings](#), Rochester, NY. The Hearing Schedule is posted [here](#). The 2022 Group B Proposed Code Changes are posted [here](#).
- **April 15:** Deadline to submit [ICC Award nominations](#)
- **May is Building Safety Month.** Resources are posted at www.buildingsafetymonth.com and the Proclamation Guide can be found [here](#).
- **Sept 11-14, 2022:** [2022 ICC's Annual Conference](#), Louisville, KY. Please plan to join us!
- **ICC-ES** approved acceptance criteria for **low-carbon alternative cements** for use in concrete. More [here](#).
- **Complete Monthly Report with live links:** [ICC Government Relations March 2022 Update](#)

e. HCD – No report

f. DSA – No report

g. CSLB – No report

h. CBOAC – No report

i. CBSC – No report

j. SFM – No report

11. Old Business –

Ron discussed at last event's Educode where the virtual meetings were conducted and problems rose due to the hotel's wifi not having broad range for approximately 800 attendees. This created problems for those who signed up virtually. He was cognizant of need to have virtual options, however this should be looked at carefully. Steve commented that the Minstitute will provide a link for those registering in classes; link to include training material to be printed by attendee.

12. New Business – No report

13. Announcements – No report

14. Today's Program: Garrett Norman, Associate Planner – City of Sacramento

See attached presentation

Contact: GNorman@cityofsacramento.org

(916) 808-7934

15. Code Questions – No questions

16. Adjourn

Meeting adjourned at 11:26 a.m.

Respectively Submitted,
Roxanna Recinos-Serna
SVABO Secretary/Treasurer



CODE QUIZ
March 2022

- 1.0 Per Section 603.4.1 of the 2019 California Mechanical Code in other than residential occupancies flexible air ducts shall not exceed ___feet in length.
- A. 4 feet
 - B. 5 feet
 - C. 6 feet
 - D. Unlimited
- 2.0 Per Section R311.7.5.3 of the 2019 California Residential Code a nosing is not required for a stair tread when the tread depth in not less than ____ inches.
- A. 9 inches
 - B. 10 inches
 - C. 11 inches
 - D. 12 inches
- 3.0 Per Section R602.3.2 of the 2019 California Residential Code end joints in a double top plate shall be offset not less than _____inches.
- A. 18
 - B. 24
 - C. 48
- 4.0 Per Article 100 of the 2019 California Electric Code a _____ occurs when an unintentional, electrically conductive connection between an ungrounded conductor of an electrical circuit and the normally non-current carrying conductors, metallic enclosures, metallic raceways, metallic equipment or earth.
- A. Ground Fault
 - B. Short Circuit
- 5.0 Per Section 415.2 of the 2019 California Plumbing Code drinking fountains shall not be required for an occupant load of ____ or less.
- A. 20
 - B. 25
 - C. 30
 - D. 40



Energy Commission Updates

- February 16 Business Meeting:
 - Adopted [2021 Integrated Energy Policy Report Update](#)
 - Adopted [Building Initiative for Low-Emissions Development \(BUILD\) program](#) guidelines. Now accepting technical assistance inquires for design and planning of low-income all-electric residential projects.
- The [2025 Energy Code Compliance Tools Staff Workshop](#) will be on March 22.
- The deadline to [propose changes for the 2025 Energy Code](#) has been extended to April 15, 2022.
- The [2021 California Clean Energy Almanac](#) has been published.

Energy Code Training and Events

- [Energy Commission Training](#)
 - March 15: *2022 Energy Code – Nonresidential What's Changed* for CALBO
 - April 14: *2022 Energy Code – Accessory Dwelling Units* for CALBO
- [Energy Code Ace Training](#)
- [PG&E Training](#)
- [BayREN Events](#)
 - March 17: Online training: Heat Pumps for Water and Space Heating: From the Technical to Real World Experience
 - Mar 22: Reach Codes Newcomers Webinar Series: Session 3: Cost-effectiveness analysis
- [3C-REN Events](#)
 - March 15: 2022 Energy Code Preview for Multifamily Projects
 - March 17: 2022 Energy Code Preview for Nonresidential Projects
 - March 30: Regional Forum: What is the Big Deal About Heat Pumps and Electrification

Energy Code Resources

- [Online Resource Center](#)
- [Energy Standards Hotline email](#) or call 800-772-3300

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

- [Blueprint Newsletter email list](#)
- [Building Standards email list](#)
- [Appliance Standards email list](#)

2022 Energy Code Updates

- The 2022 Energy Code was adopted by the CEC and approved by the California Building Standards Commission (CBSC) and will go into effect on January 1, 2023. Visit the [2022 Energy Code webpage](#).
- Research versions of the 2022 Energy Code compliance software are now available:
 - [Download CBECC-Res 2022.0.5 RV](#)

- [Download CBECC-Com 2022.0.5 RV](#)

2022 Energy Code Schedule

DATE	MILESTONES
<i>February 2022</i>	<i>Software, compliance manuals, electronic documents available to industry</i>
<i>January 1, 2023</i>	<i>Effective date of 2022 Energy Code</i>

Senate Bill No. 9 Implementation

CITY OF SACRAMENTO

BACKGROUND

- Signed by Governor Newsom in September 2021.
- City Council adopted Emergency Ordinance in December 2021
- Requires ministerial approval (pass/fail checklist) of:
 1. Two (2) residential units on a parcel within a single-unit residential zone;
 2. Subdividing one (1) lot into two (2) lots within a single-unit residential zone and development of two units on each parcel (four total units).
- Development must meet objective criteria
- Not subject to the California Environmental Quality Act (CEQA)
- Effective on January 1, 2022

LOCATIONAL REQUIREMENTS



Zoning:

- **Single-Unit Residential Zones**
 - **Rural Estates (RE) or Single-Unit Dwelling (R-1) zones**

Cannot be within:

- **Historic District or Landmarks**
- **Sensitive areas:**
 - **Wetlands, earthquake fault zones, conservation land, FEMA flood plains, high fire hazard zones, farmland, hazardous waste sites.**

OBJECTIVE

TWO-UNIT DWELLING STANDARDS

Design:

- Comply with the City's Infill Housing Design Standards
- Bulk Control Standards
- Balconies, decks, exterior stair landings must be 10 feet from property line

Setbacks:

- Interior Side and Rear Setback: 4-foot minimum
- Front and Street Side Yard setbacks: Requirement of R-1 and RE zone ($\pm 20-25$ ft)

Lot Coverage:

- Must comply with the R-1 or RE maximum coverage, unless it prevents developing two 800 square foot units

Parking:

- One parking space per unit unless it is within $\frac{1}{2}$ mile of major transit stops and corridors, or 1 block of car share vehicle (Zipcar & Gig)

OBJECTIVE

URBAN LOT SPLIT SUBDIVISION STANDARDS

Lot Size:

- Each lot must be at least 1,200 square feet or 40% of the original lot size, whichever is greater.

Owner Restrictions:

- Cannot subdivide a lot that was previously subdivided by SB9
- Owner must primarily reside on one of the lots for a minimum of 3 years
- Cannot own adjacent property

Dedications & Improvements:

- City can require easement for public services and access (i.e. utilities, vehicles)
- City cannot require dedications for right-of-way, offsite improvements, or correction of nonconforming zoning condition

ANTI-DISPLACEMENT REQUIREMENTS



Cannot Demolish:

- Deed restricted affordable housing
- Housing occupied by a tenant in the last 3 years.
- Rent-controlled housing
- Housing withdrawn from rental market in last 15 years



No more than 25% demolition of exterior walls if the unit was occupied by a tenant within the last 3 years.

OTHER STANDARDS



Accessory Dwelling Units (ADU) & Junior Accessory Dwelling Units (JADU) will count as units under SB9.



Any dwelling units created by SB9 cannot be used as short-term rentals or other nonresidential uses.



Application fees and development impact fees will apply



Tree Permits required unless it prevents two 800sqft units

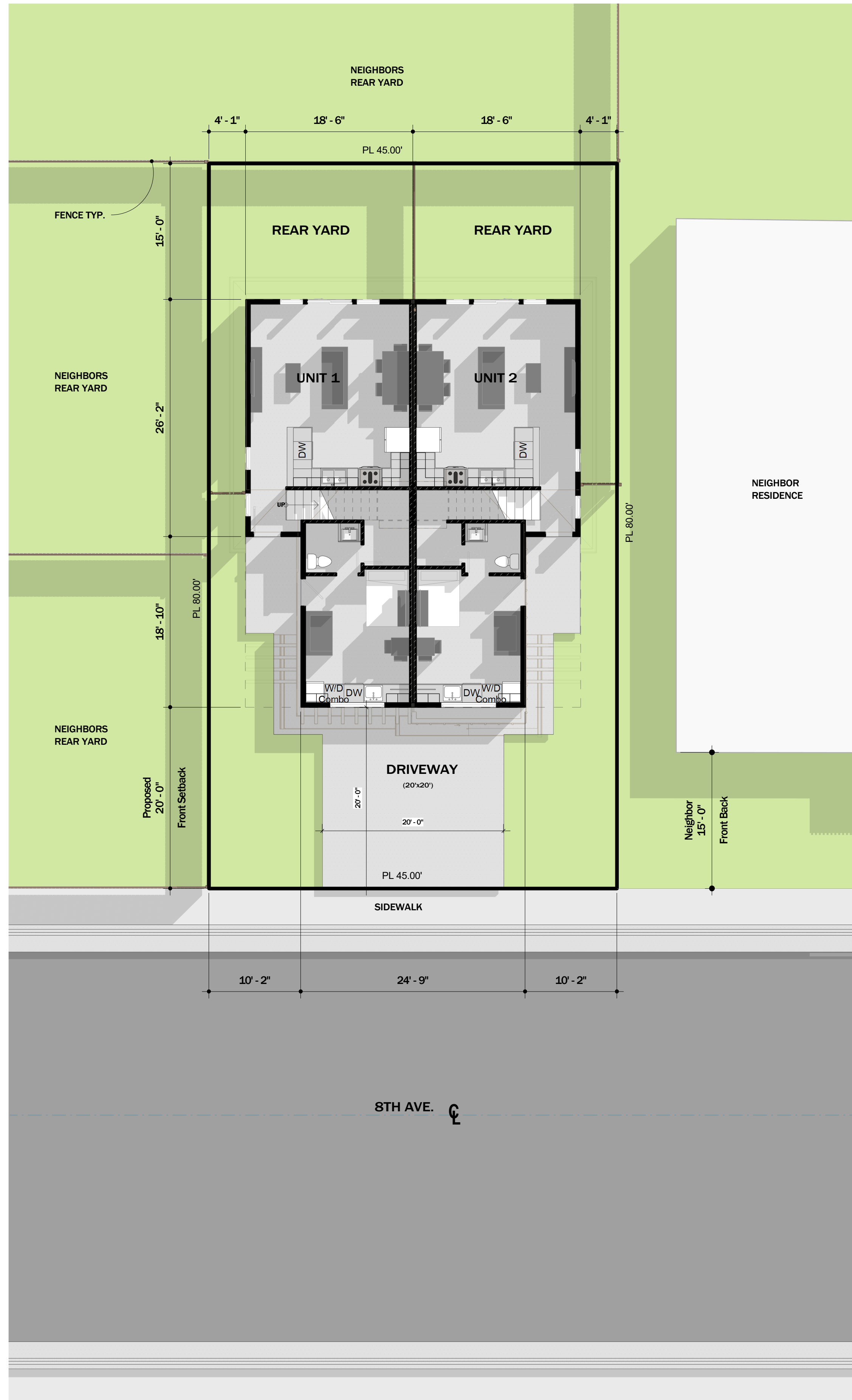
LIMITED ABILITY TO DENY



Building official makes written finding

Project determined to have a specific adverse impact on public health and safety that can't be mitigated.

Based on preponderance of evidence



2 OVERALL SITE
SCALE:

DRAWING INDEX

SHEET NO.	SHEET NAME
A1	SITE PLAN
A2	FLOOR PLAN
A2.1	SITE PHOTOS
A3.2	3D PERSPECTIVE

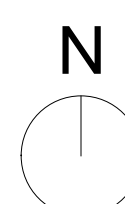
BUILDING AREA

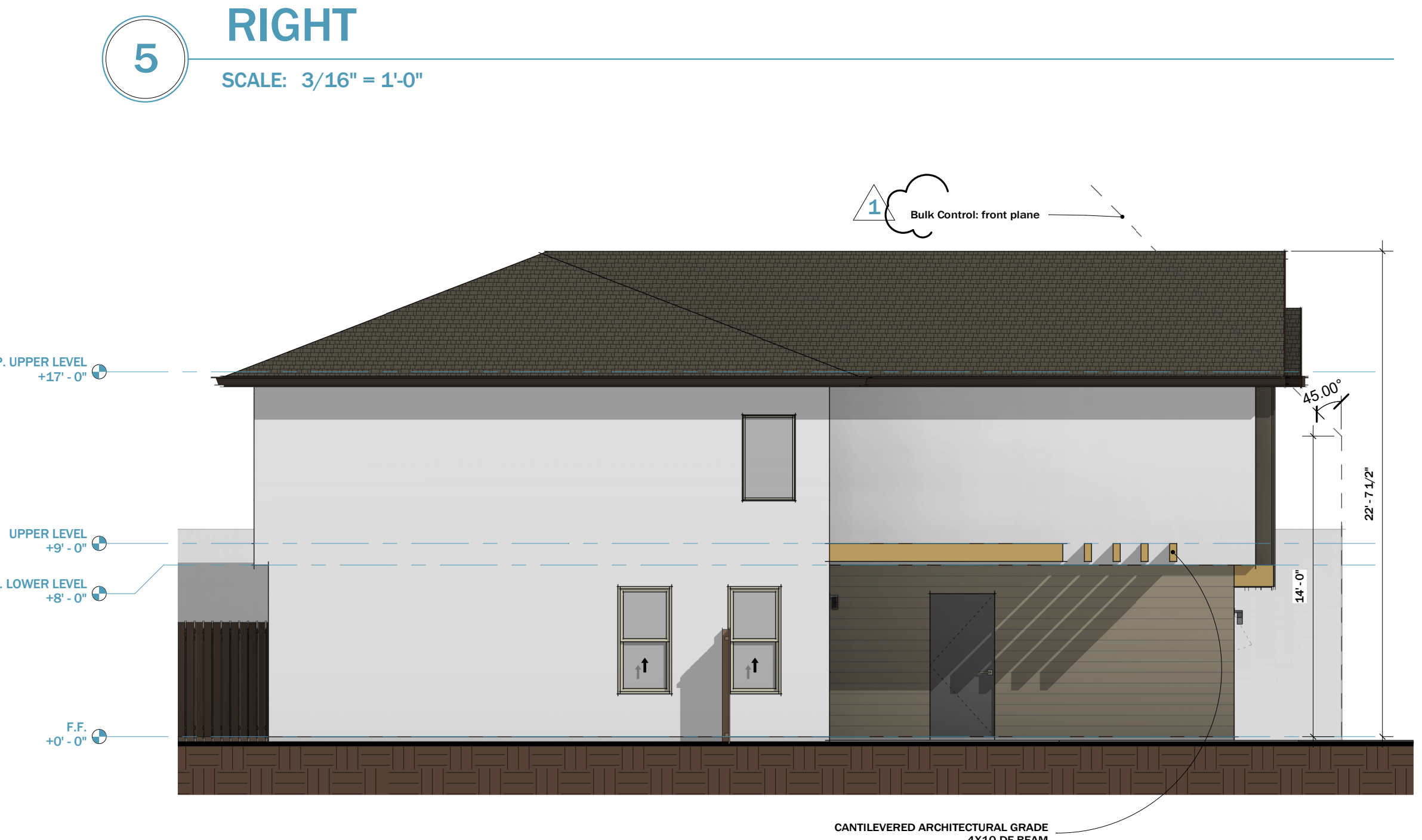
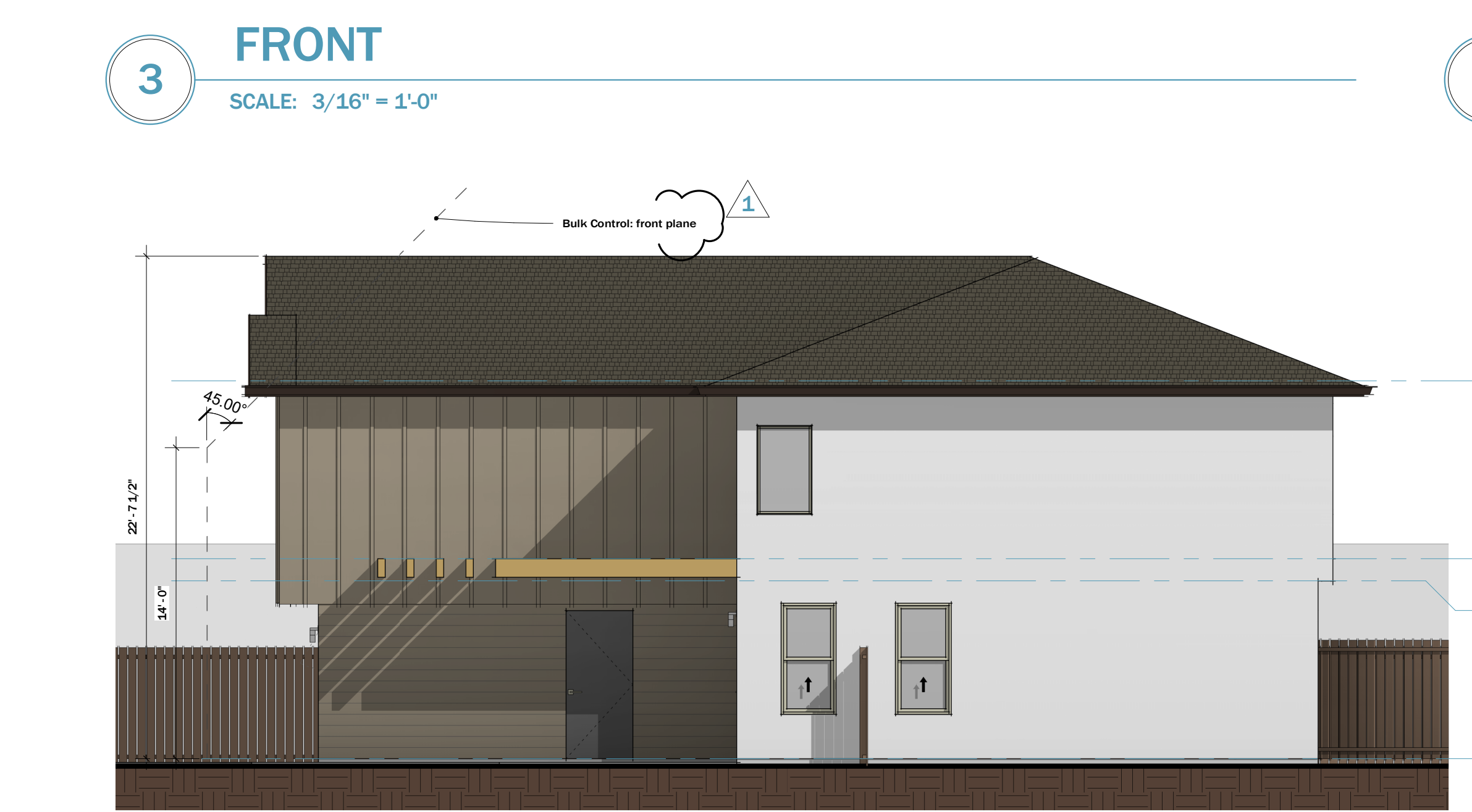
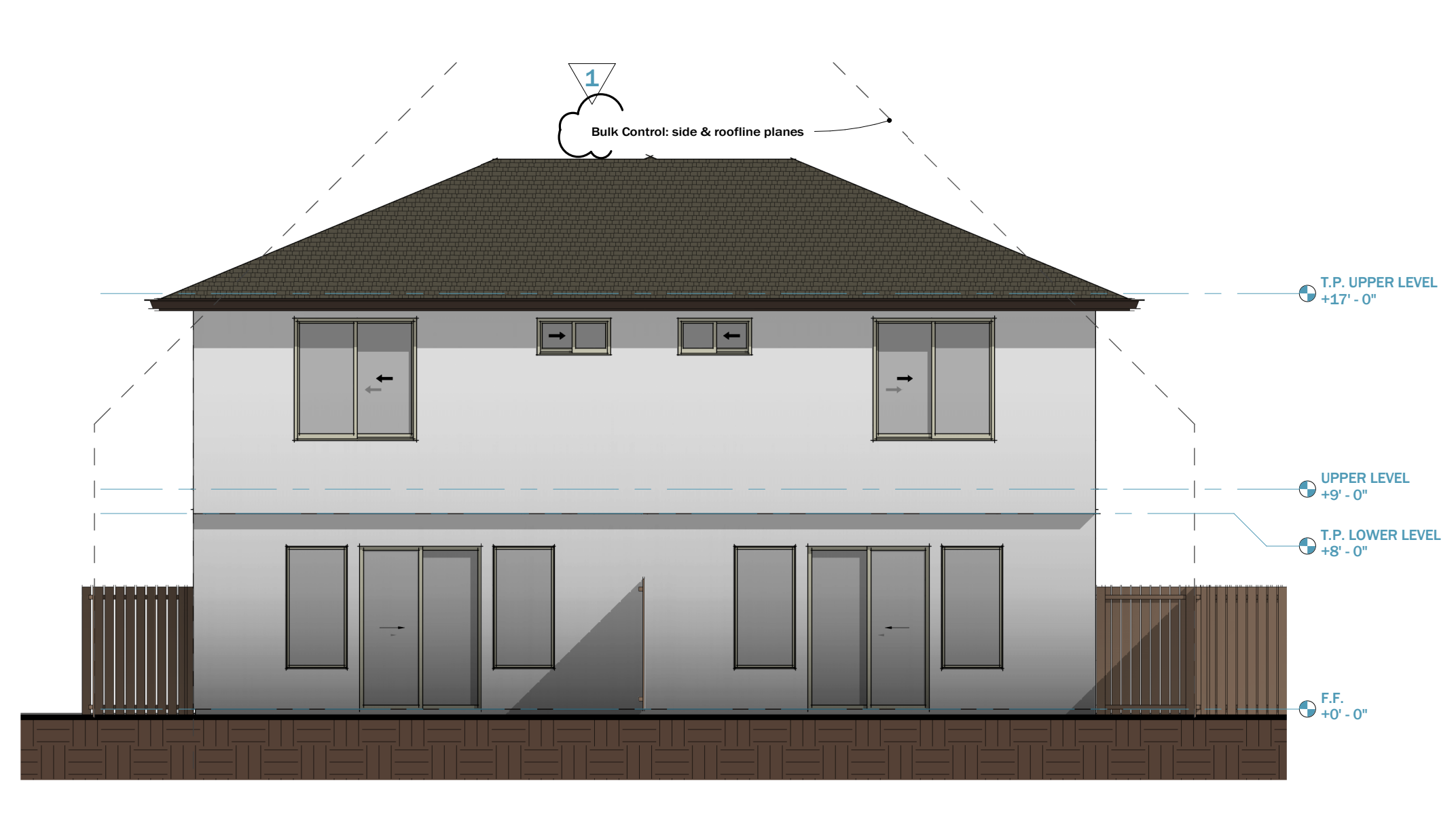
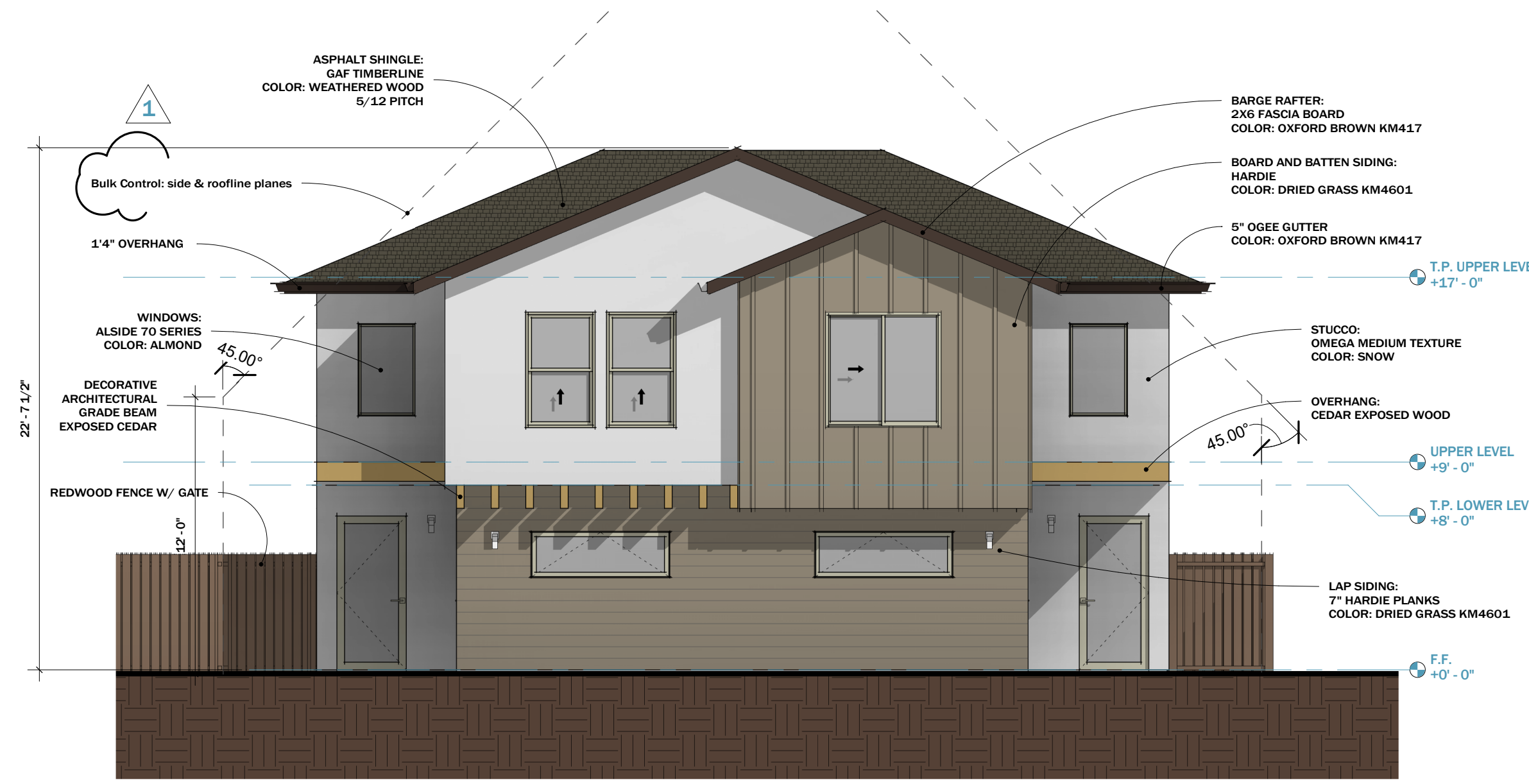
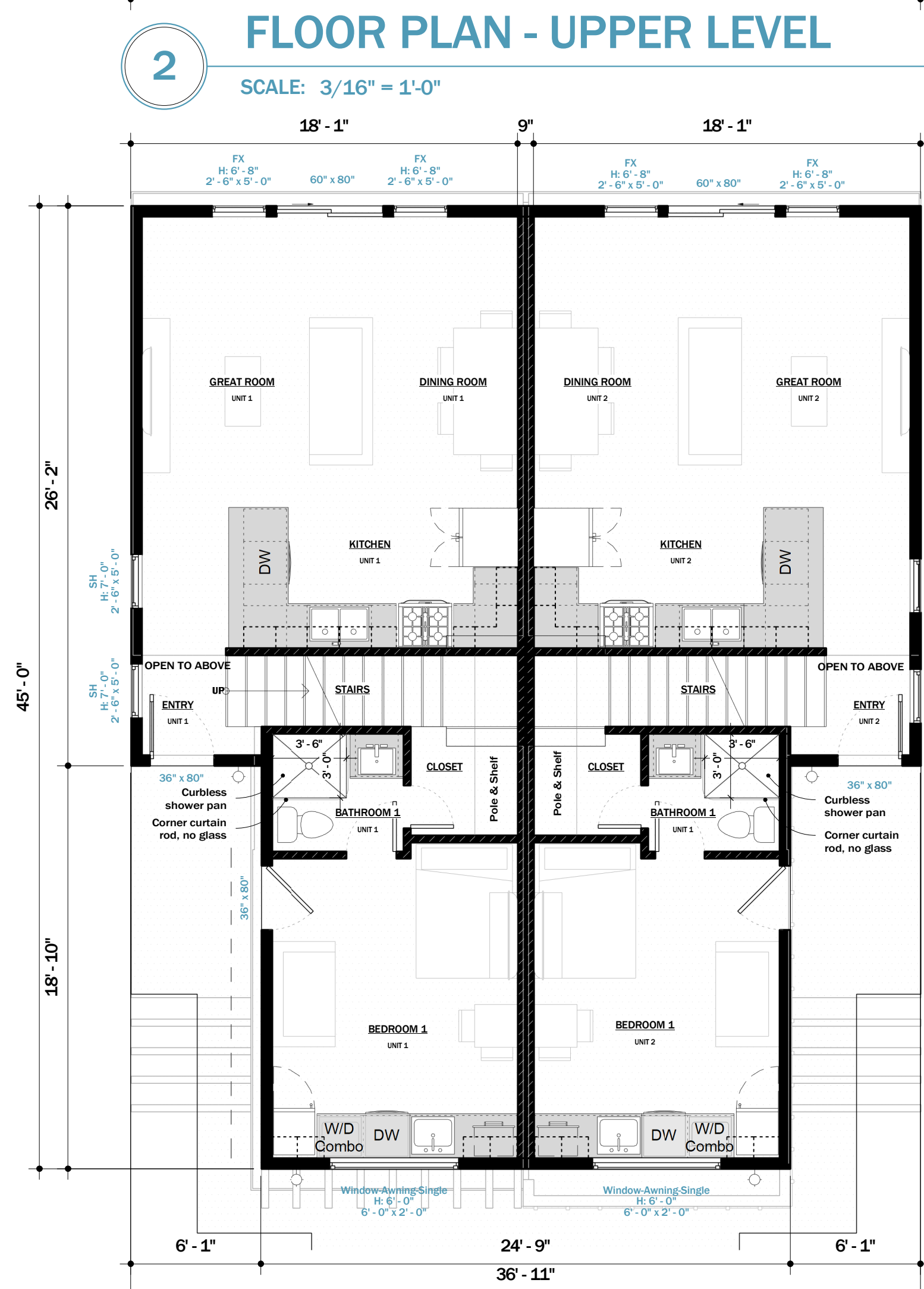
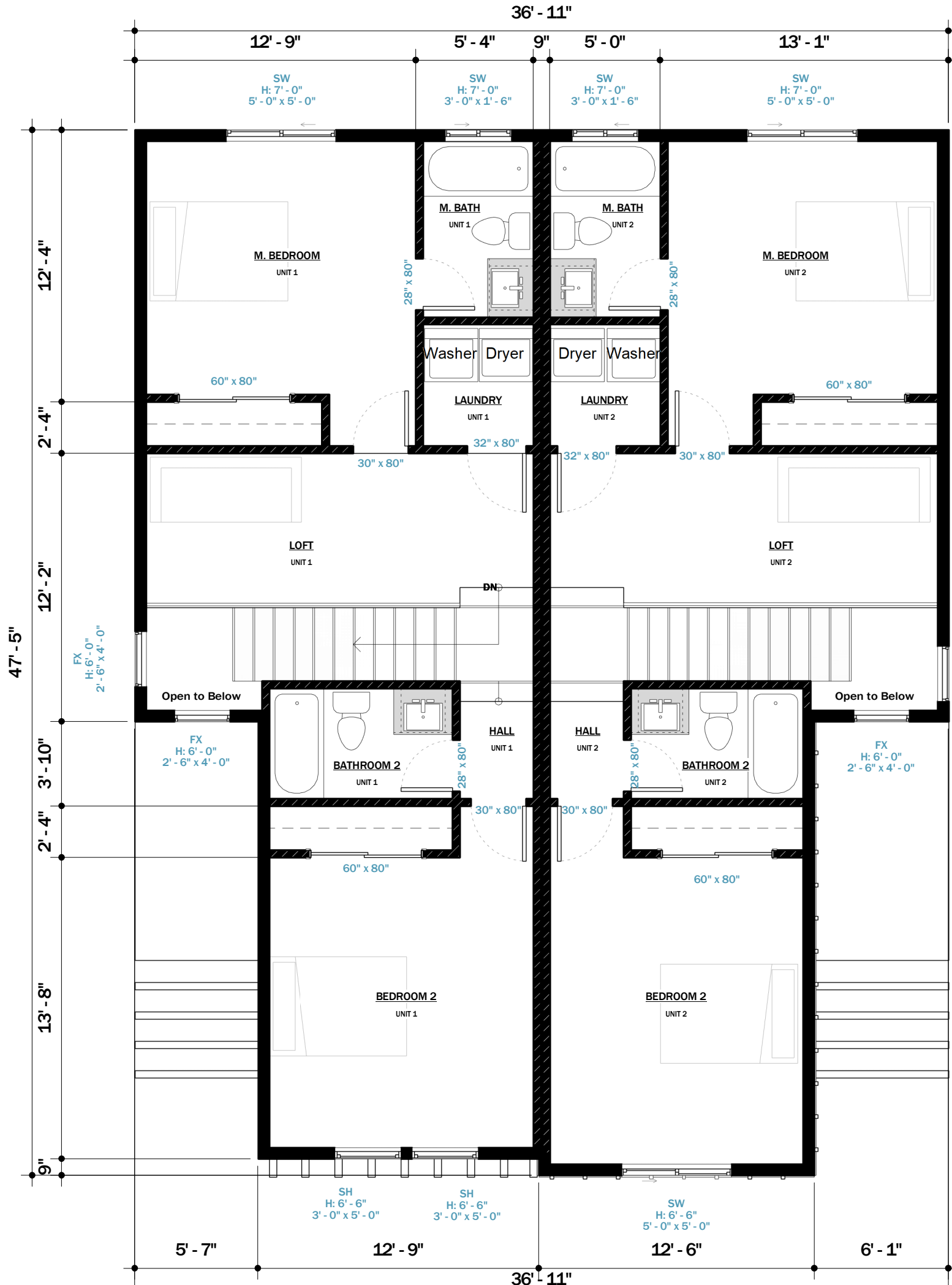
LIVABLE UNIT 1	1,469 SQ.FT.
LIVABLE UNIT 2	1,464 SQ.FT.
VERANDA	0 SQ.FT.
PORCH	0 SQ.FT.
GARAGE	0 SQ.FT.
TOTAL	2,933 SQ.FT.

PLAN INFORMATION

- OWNER:
WYATT RANCH HOMES LLC
PO BOX 2346
NORTH HIGHLANDS CA 95660
SITE ADDRESS:
3021 8TH AVE.
SACRAMENTO CA 95817
- PARCEL #: 013-0281-028-0000
SITE AREA: 3,485 SQUARE FEET
ZONING: R1
LOT COVERAGE: 39.72%
PAVING COVERAGE: FRONT SETBACK 48%
OCCUPANCY GROUP: R-3/U
TYPE OF CONSTRUCTION: VB
NUMBER OF STORIES: 2
FIRE SPRINKLER SYSTEM: 1
- JOB SCOPE:
NEW DUPLEX, EACH SIDE HAS 3 BEDROOMS AND 3 BATHROOMS.

1 SITE PLAN
SCALE: 1/8" = 1'-0"





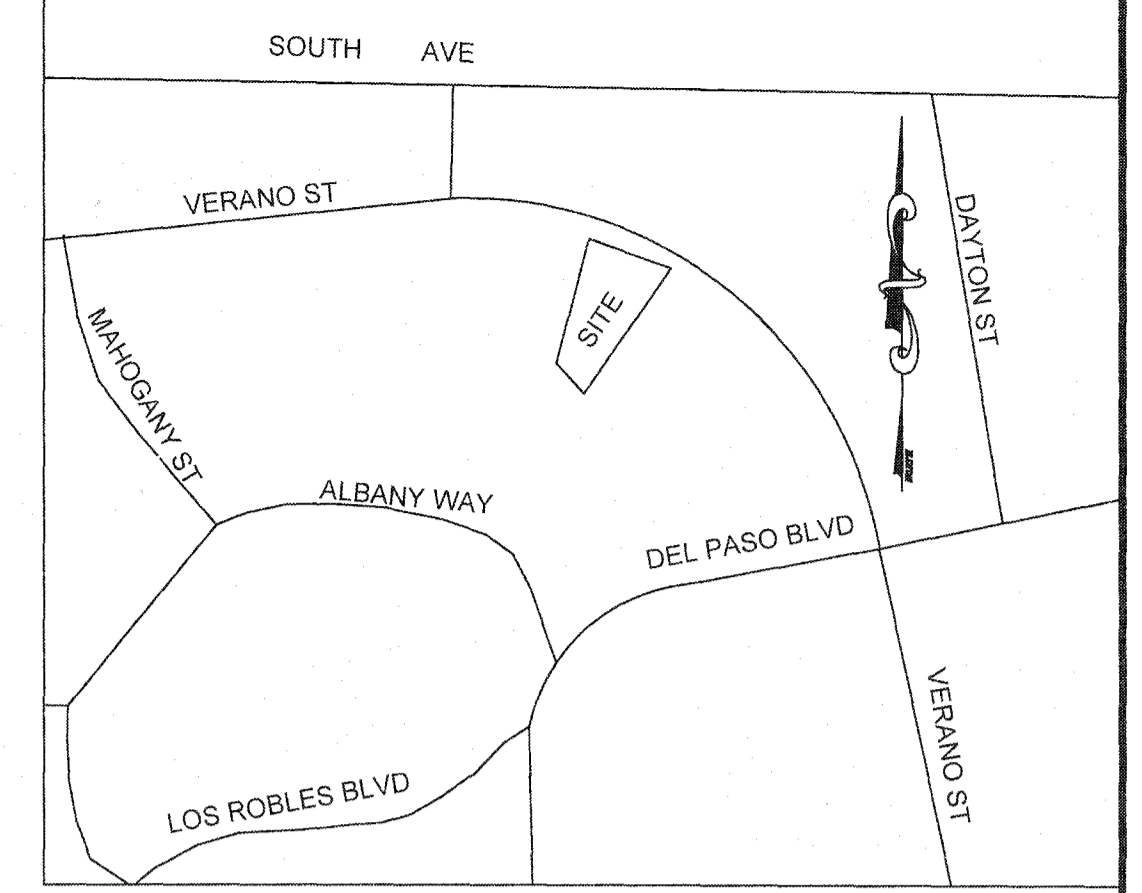
WALL 4"	—
WALL 6"	—

SURVEY NOTES:

- 1) A PRELIMINARY TITLE REPORT FROM CHICAGO TITLE COMPANY, NO. FSJP-CT02101414-K8, DATED JUNE 16, 2021, WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY.
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.

LEGEND

MANHOLE		SPOT ELEVATION		FENCE	
DRAIN INLET		TRAFFIC SIGNAL		WALL	
WATER LINE		TRAFFIC SIGNAL WITH LIGHT		GUARD POST	
DRAIN LINE		PARKING LIGHT		TREE	
SEWER LINE		PULL BOX		VAULT	
GAS LINE		GAS VALVE		TRANSFORMER	
FIRE HYDRANT		UTILITY POLE		RAIN WATER LEADER	
WATER VALVE		GAS METER		UNDEGROUND TELEPHONE LINE	
SEWER CLEAN OUT		OVER HEAD WIRE		UNDEGROUND ELECTRICAL LINE	
WATER METER		UTILITY POLE WIGUY		U.G. CABLE LINE	
FIRE DEPT. CONNECTION		PUBLIC STREET LIGHT		RIDGE LINE	
EDGE OF PAVEMENT		SIGN			
BACK FLOW PREVENTER					
CONCRETE CURB					



VICINITY MAP
NO SCALE

EXISTING LEGAL DESCRIPTION:

ALL THAT PORTION OF LOT 7 IN BLOCK G AS SHOWN ON THE MAP HAGGINWOOD SUBDIVISION NO.5 NORTH SACRAMENTO, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO, CALIFORNIA ON JANUARY 30, 1911, IN BOOK 11 OF MAPS, MAP NOS. 36 AND 37, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 7, DISTANT THEREON 180.9 FEET EASTERLY FROM THE NORTHWEST CORNER, THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 60.6 FEET TO THE NORTHEAST CORNER OF LOT 7, THENCE SOUTH 35°21' WEST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 211.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, THENCE NORTH 40°39'30" WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 37.50 FEET; THENCE NORTH 28°22' EAST 195.06 FEET TO THE PLACE OF BEGINNING.

OWNER:

SANJEEV SINGH
2020 VERANO STREET
SACRAMENTO, CA 95838
PHONE: 916-533-4730
EMAIL: SANJEEV930@YAHOO.COM

APPLICANT/ ENGINEER:

JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL: (916) 441-5708
FAX: (916) 441-5336
CONTACT: JAVED T. SIDDIQUI, P.E.
EMAIL: javed.siddiqui@jtsengineering.com

PROJECT ADDRESS:

2020 VERANO STREET
SACRAMENTO, CA 95838

	EXISTING	PROPOSED
ZONING:	RD-1 (RESIDENTIAL)	NO CHANGE
USE:	RESIDENTIAL, SINGLE FAMILY	NO CHANGE
PARCELS:	1	2
AREA:	9,798± SF (0.22± AC)	PARCEL 1: 5,502± SF PARCEL 2: 4,295± SF TOTAL: 9,798± SF
SCHOOL DISTRICT:	TWIN RIVERS UNIFIED	

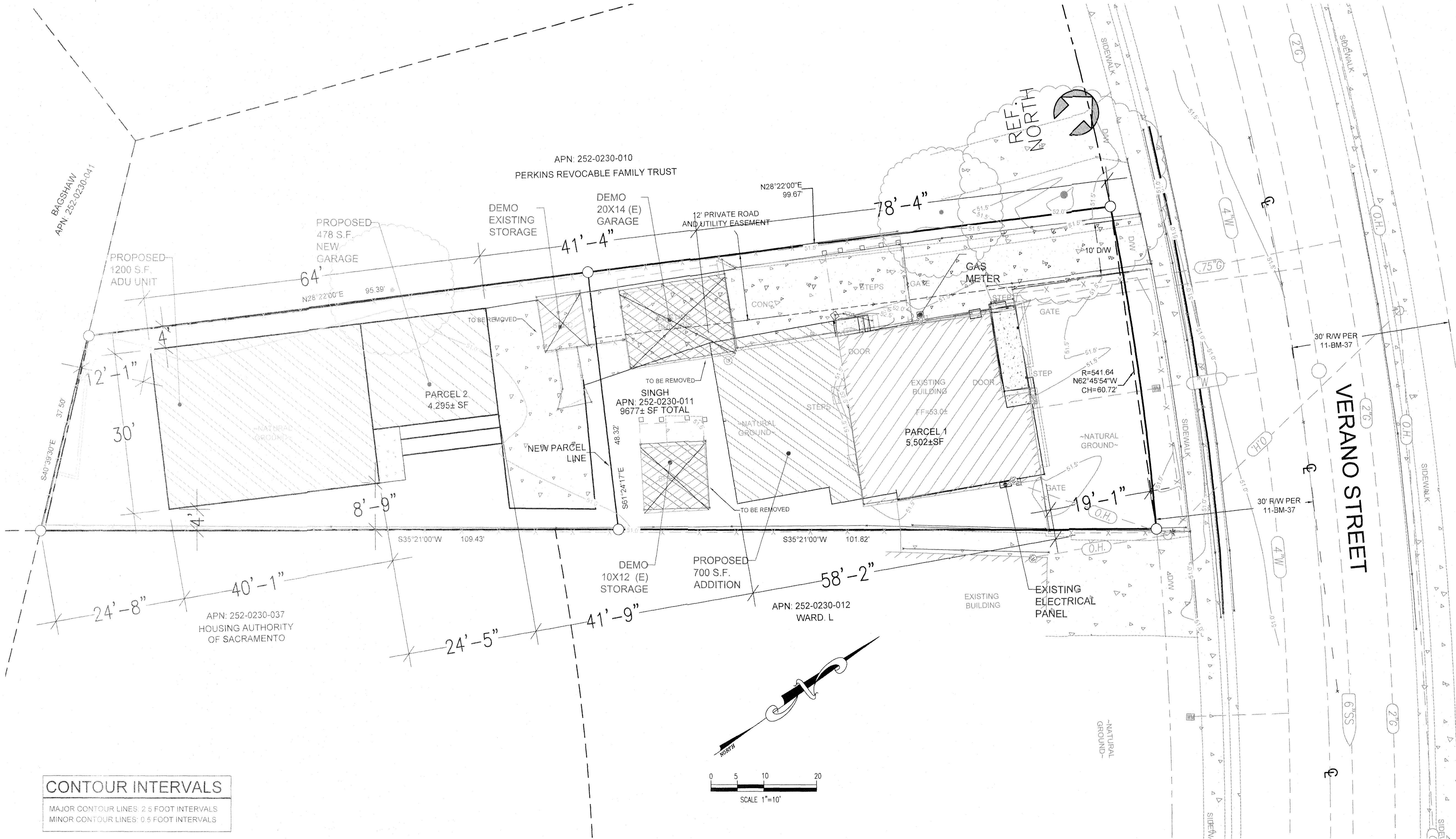
REQUEST:

TENTATIVE PARCEL MAP TO SPLIT ONE (1) EXISTING PARCEL INTO TWO (2) PARCELS TO BUILD 1 NEW HOME UNDER PROVISIONS OF SBB.

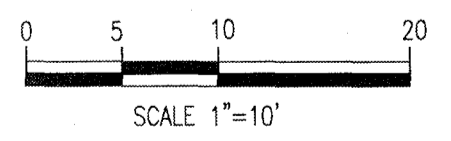
SOME EXISTING BUILDING IMPROVEMENTS WILL BE REMOVED.

FLOOD ZONE: ZONE X, NO SHADING, AREA OF MINIMAL FLOOD HAZARD

UTILITY CONTACTS		
TELEPHONE	AT&T	(916) 972-2142
GAS	PG&E	(916) 386-5135
ELECTRICITY	SMUD	(916) 732-5700
WATER	CITY OF SACRAMENTO WATER	(916) 808-5454
CABLE	COMCAST	(800) 830-6722
DRAINAGE	CITY OF SACRAMENTO DEPT OF UTILS	(916) 264-5371
SEWER	CITY OF SACRAMENTO DEPT OF UTILS	(916) 264-5371
FIRE	CITY OF SACRAMENTO FIRE	(916) 808-1300
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227-2600



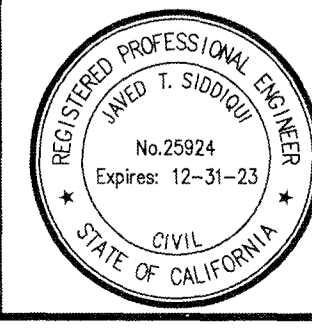
CONTOUR INTERVALS
MAJOR CONTOUR LINES: 2.5 FOOT INTERVALS
MINOR CONTOUR LINES: 0.5 FOOT INTERVALS



BENCHMARK ELEV. 44.783 NAV88
BENCHMARK 278-C4B HILT NAIL SE
CORN. BRIDGE NORTH OF CATSKILL WAY
ON VERANO STREET 44.783 NAVD88
FIELD BOOK NO. _____ PG. _____

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CALIFORNIA 95811 (916) 441-6708

DESIGNED:	N/A	SCALE:	1"=10'
DRAWN:	CTR/HKS		
CHECKED:	JTS		
SUBMITTED:	JAVED T. SIDDIQUI, P.E.	DATE:	2-9-2022
		RCE:	25924



NO	DATE	REVISION	APPROVAL	BY

TENTATIVE PARCEL MAP WITH SITE PLAN OVERLAY
2020 VERANO STREET
PORTION LOT 7, IN BLOCK G 11 BM 37
CITY OF SACRAMENTO APN: 252-0230-011 CALIFORNIA

DATE: 2/11/2022
SHEET
C2
OF 2

X-REF:

JOB NO: 2021-197