



Sacramento Valley Association of Building Officials

Minutes of the April 12th, 2024 SVABO General Meeting City of Folsom, Fire Station 35

2024
BOARD OF DIRECTORS

PRESIDENT

Roxanna Recinos-Serna
City of West Sacramento
(916) 617-4645

VICE-PRESIDENT

Will Foote
City of Lincoln
(916) 434-2485

SECRETARY

Megan Gideon
City of West Sacramento
(916) 617-4645

TREASURER

Rick Kelley
City of Citrus Heights
(916) 727-4762

PAST PRESIDENT

Jon May
City of Grass Valley
(530) 274-4717

1. Call meeting to order

Meeting called to order by Board President Recinos-Serna (BPRS) at 10:13 AM with 30 people in attendance and 17 people online.

2. Thank you to host City of Folsom and sponsors; Welcome by host

BPRS welcomed the host and sponsors. Thank you, Mike Toledo, and City of Folsom

3. Flag salute

Led by Bill Rodgers

4. Self-introductions

Self-introductions of officers, board members and all in attendance.

5. Review of March Meeting Minutes

Motion to approve meeting minutes by Joe Cuffe. Seconded by Nick Henderson. Approved by unanimous vote.

6. Executive Board Reports:

President's Report – Roxanna Recinos-Serna

- **2024 Education Institute Updates** – Less than 3 weeks away. May 6th through 9th. Few reminders of deadlines: For registration is April 19th, deadline for hotel block reservations is April 15th. Please keep an eye out for emails and on our LinkedIn account for complete updates on the Institute. Volunteers will receive instructions soon via email.
- **Joint Meeting/Tour with Yosemite ICC Chapter. August 15th @ Simpson Strong-Tie Stockton plant.** – Lunch will be provided by Simpson (THANK YOU!!). Test tour is confirmed! Everyone is welcome. FREE Event! Join us.
- **Affordable Housing for construction practices** – How are you handling the hard deadlines of affordable housing projects? What are your concerns? – As an architect, we've seen the hoops you jump through for us. Thank you.
 - o City of Sac has reduced plan review times for affordable housing projects, no expedite fees charged. Along with that, it is all communication, we do not know it's affordable unless they communicate it to us. We have a project management staff that will start initial conversations with the development team to understand their timelines and work backwards from there. The biggest thing about affordable housing is that the delays are not on the jurisdictions side, it is usually seen on the response from the developer side. That's where our project manager team comes into play to remind them of deadlines and respond in a timely manner. On the inspection side and fee side, nothing changes. The biggest portion is the plan review timeline side of the project.
 - o On the plan review side from a consultant, we encourage applicants to

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**Thanks to our
sponsors!**

have presubmittal meetings with us to help point them in the right direction on any big-ticket items, firewall placement, area analysis, design issues. These are helpful to address these issues ahead of time and reduce the number of comments during plan check.

- **Letters of Support for ICC Board Positions** – looking for insight into what has occurred in the past, timeline, considerations we should consider with the requests for letters of support.
 - o Nick Henderson: In the past, we have looked at who is serving California first. If there is no one in California, look for who is in the region and serving the area. We will support those serving our local areas first. Letters are not due until August. Will also check and see what other ICC organizations are doing within California to ensure joint support. Sometimes we may reach out to region 1 ICC Chapter. If no candidate is from CA, region 1 can provide good suggestions. Also, will look at who CALBO is supporting to join them in support.
 - o Tim Spears. Region 1 – meets with candidates in August to find more information about them. Look for who is serving the local areas as well to offer their support.
- **New 75-year anniversary pin.** Pick yours up today and show it off!
- **Andrea Cooley was awarded Honorary Member for her extraordinary service to the organization.**

Vice-President's Report – Will Foote

- No meetings in May (Education Week) and June (Board Retreat).
- Next meeting on Friday, July 12. Location TBD – any volunteers for hosting July meeting? We will be reaching out to jurisdictions shortly to request hosts.
- **Gold Sponsor Updates / News**
 - o 4leaf looking forward to anyone who attends the golf tournament on Sunday.
 - o BPR staff participating in Edu week, looking forward to it.

Secretary Report – Megan Gideon

- **Agendas and Minutes will now be available through QR codes every meeting.**

Treasurer Report – Rick Kelley

- The account as of March 31, 2024, holds \$108,879.91

Past-President's Report – Jon May

- *Not present*

7. Code Quiz – Denise Reese (BPR Consulting)

8. Code Question and Discussion

Type 1 hood requirements for residential-grade ranges in commercial uses, including churches, community centers, clubhouses, and others. CMC 508.1 requires Type 1 hoods over “commercial grade” appliances; whereas CFC 606.2 requires Type 1 hoods over domestic appliances when used for “commercial purposes”. How is the term, “commercial purposes” applied in this context?

- o Going to have to defer to the fire marshal as the fire code is more stringent than the mechanical code is.

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- Ask for a letter explaining how they will be using the appliance and use this to present to the building official and the fire marshal.
- Craig Sarmiento – Unvented Closed Cell Attics – builders are paranoid because of highly wet winter regarding moisture. Builders want to put some sort of air into the attic off the HVAC system. In the IRC, it states for every 1000 SF of space you should push 100CFM out of a 5inch duct. Is there an issue with running a 5inch duct into the middle of the attic with a register to regulate the air flow?
 - How do you maintain the thermal barrier?
 - If manufacturers specs on the closed cell spray foam allows but have not seen this before. Typically, specs state it must be separated from the living space.
 - R454B and its flammability? Any heard of this or heard anything? 6 story apartment bldg. in City of Sacramento. To get all the line sets out, will need to go through a shaft. The shaft must have ventilation to blow and ensure that the refrigerant, R454B, does not leak.

7. Committee Chair Reports:

Code Review and Development – Bill Rodgers / Jay Hyde

No March meeting. Next Meeting is Friday, April 19th at 9am. Meeting will be hybrid. The link is available on svabo.org. We are working on developing handouts for midcycle code changes.

Education Committee – Terry Knox / Steve Burger

Have about 500 people signed up for Ed week. Average of 140 per day. Next week is the last week to register. So, get registered now! ICC Bookstore will be there. New instructors, vendors, and a job fair. Will be very exciting. Information and registration available on svabo.org

Events Committee – Andrea Coley

Installation dinner date reserved. December 7th at Lake Natoma Inn.

Outreach Committee – Craig Sarmiento/Joel Rushing

Overcomer house is started! *Overcomers is a home for any women who have undergone any type of abuse, this is the intake home as they progress through the program they will move from the intake home to the apartments next door.*

21 people showed up last Saturday. Looking for new faces to help volunteer. All siding has been stripped, windows are installed, plumbers are there today, concrete tomorrow, siding guys are coming on Monday. Outside of the house should be done by the end of next week. Very exciting to see the progress on it. Once the outside is complete, we will begin work inside. Stripping the house, installing new water heater and central HVAC, flooring, etc.

Permit Technician Committee – Naomi Smith/Ellie Villalba

The March Meeting had 40 people in attendance. See minutes on our website for more information regarding the occurrences at the meetings. Discussed ADUs and impact fees.

Started a mentorship program, looking for mentors to sign-up. No commitment, just looking for people to help bring our permit techs up in their careers.

Monthly newsletters have begun.

April meeting had 28 people in attendance. Discussed Notice of Violations and Stop work orders. The April meeting minutes are posted for review.

Next meeting is on May 15th. Please register on svabo.org for the virtual link. Will have a representative from CSLB to provide a presentation.

June meeting will have California Energy Commission presenting.

Scholarship Committee – Don Wilden

Jack Atkins Scholarship application period is now open. Available to members and immediate family members of SVABO, or a member can write a letter of sponsorship for a nonmember to qualify them for this opportunity. Open to broad courses of study. Application period will end May 31st. One Scholarship in the amount \$2500 is available.

Also looking for others to join the scholarship committee. Responsibility is to review applications and discuss who to award the scholarship to. Can be virtual discussions and does not take a lot of time.

Technology Committee – Joe Cuffe

8. Agency Reports:

CALBO – Andrew Mendoza – New Director Public Affairs for CALBO.

Bill to be reintroduced to broaden the substandard conditions to be addressed by code enforcement. Bill 2433 – will be of interest to everyone. Sponsored by California business properties association. Will require building depts to post a schedule of fees on their website and allow applicants to hire private professionals to review their projects for compliance. Many groups have registered in opposition to this bill already. Bill AB2149 – adds req to property owners with regulated gates. Every 5yr inspections, own needs to maintain documentation or receive a fine. Bill is concerning because of the wide applications of gates. Believe should focus on school properties. AB2427 – minimal bill, requiring checklist for EV charging station permitting. Just providing local governments with an additional resource. AB2934 – required HCD to review cost of residential construction with regards to building standards and with the goal of reducing construction costs.

CBOAC – Andrea Coley

Join CBOAC at our annual business meeting on the 4th through the 7th of November in Santa Rosa at the flamingo. Great food. Great learning. Great networking.

League of Cities – Charles Anderson

Not present

CSLB – Caleb Cameron

Not present

California Energy Commission – Allen Wong

Please see energy commission updates on svabo.org

We do want feedback on the energy code updates and the best way to reach us will be through public comment. Please be sure to get those in by the deadlines.

Please fill out our survey on how we can improve our online resource center. This will help us improve our experience with learning and understanding the energy code requirements.

Competitive grant opportunity to local government for decarbonization planning.

CCIDC – Roze Wiebe

CalFire/ ICC Region 1 – Tim Spears

Will be attending Calbo ABM. Region 1 meeting will be on Monday that week. Will also be participating in August at the candidate forum.

DSA – Eric Driever

Not present

CBSC – Beth Maynard

Just finished code advisory for green, M.E.P., going into 45day public comment period. From May 15th to July 1st. If you have any comments you would like to submit, please let us know.

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Next will be access code advisory meeting on June 4th and 5th.
Building and fire will be on July 9th and 11th. Can access these agendas on our website.
Tuesday April 16th will be a code adoption meeting. Check CBSC for information and agenda.
Will also attend the CALBO ABM.

HCD – Mitchel Baker

Rulemaking and legislation and departmental updates.
HCD has a lot of documentation on some of the proposed changes for adoption.
2024 Code cycle under way.
Highlights include in the Cal Elec Code – exception for GFCI in HVAC systems, proposal for a sunset date for this exception. HCD is proposing to remove the sunset date. HCD is also proposing to adopt chapter 6 and 11 of the Existing IBC. Bicycle parking requirements being updated. Proposing significant changes to EV charging requirements for multifamily and hotels/motels.
Working on online permitting and releasing applications online. AB209, AB2863, AB1738

ICC – Karyn Beebe

First round of Code Development cycle for 2027 codes is underway. Next round will be in October.
May is Building Safety month, if you missed the webinar last week, let Karyn know and she can get you the record. Proclamations are available online now.
Registration is open for ABM in October. Hotels filling up, so make your plans ASAP.

9. Old business

None

10. New business

Nick Henderson – sending a letter out to remind apartments of the requirement for inspection of their exterior elevated elements.
Developed an Accessory Dwelling Unit Guidebook and an “over the counter” ADU design.

11. Open Forum

12. Announcements

El Dorado County had a devastating fire a few years ago. Planning to adopt Title 25 to allow for reduced costs for permits. They can go to the recorder’s office and record that their property was rebuilt according to Title 25.

13. 50/50 Raffle – \$75 – Tom Burnett won! Congrats! He donated it back to the group. Thank you, Tom!

14. Today’s Program – Presented by:
Andrei Mochynski and Alexander Michalatos
“Build Check AI Software”

15. Lunch

16. Adjourn at 12:16PM

Respectively Submitted,
Megan Gideon
SVABO Secretary