



**COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIVISION**

2850 Fairlane Ct
Placerville, CA
530-621-5315

July 16, 2014 MINUTES

Building Industry Advisory Committee

Jeff Haberman, Chairman, Member at Large (*Colleen Malone, Alt*)
Jerry Homme, EDC Builders Exchange (*Denny Kennedy, Alt*)
Bill Carey, Member at Large (*Virgil Toothaker, Alt*)
Earl McGuire, SAGE (*Charles Truax, Alt*)
Scott Whyte, North State BIA (*William Fisher, Alt*)
Tom Burnette, Building Official (Technical Advisor)
Michael Lilienthal, Division Chief/Fire Marshal (Technical Advisor)

Wednesday, July 16, 2014

1:30 PM

TAC ROOM

The BIAC makes recommendations to the Board of Supervisors and Development Services Division regarding code interpretations, inspections, procedures, new construction techniques, product review, new codes, revised fees, and other items of industry concern (Resolution 164-2010)

Members Present: Jeff Haberman, Colleen Malone, Scott Whyte, Bill Carey

Members Absent: Jerry Homme, Denny Kennedy, Virgil Toothaker, Earl McGuire, Charles Truax, William Fisher, Tom Burnette, Michael Lilienthal

Staff Present: Don Knight, Roger Trout, Steve Pedretti, Julie Saylor

1. CALL TO ORDER

The meeting was called to order by Committee Chair Jeff Haberman at 1:37 pm

2. ADOPTION OF MINUTES APRIL 16, 2014 (ATTACHMENT A)

Bill Carey moved to adopt minutes. Scott Whyte seconded.

Ayes: All

Noes:

Abstain:

Absent:

3. ADOPTION OF AGENDA

Bill Carey moved to adopt agenda. Scott Whyte seconded.

Ayes: All

Noes:

Abstain:

Absent:

4. NEW REQUIREMENTS OF NOT BEING ABLE TO HAVE A SHOP BUILT OFF OF A HOME IN A GRANNY FLAT?

Don Knight questioned the agenda item as being site specific. Jeff Haberman expressed his concerns for the agenda item to be: defining terms and specifics for an attached garage versus detached garage and the breakdown of square footage for both.

Discussion: Don Knight noted the square footage requirements for second dwellings is set forth from Planning Services and would be better addressed with a staff member from Planning. Jeff Haberman agreed to postpone the idea.

Roger Trout arrived at 1:43 pm

Steve Pedretti introduced himself to the Building Industry Advisory Committee members. Steve Pedretti noted that he is currently working on the creation of improved permit center processes and was attending today to make his introductions. Steve Pedretti advised the committee that he would be providing them with the improved permit center processes for their review. Jeff Haberman was in agreement. Bill Carey offered Steve Pedretti a brief historical overview of what the Building Industry Advisory Committee is and has done.

Steve Pedretti exited at 1:45 pm

Item 4 CONTINUED Discussions: Roger Trout explained the Second Residential Unit Ordinance as part of the Zoning Ordinance limits the structure to 1,200 square feet. The only exception to the 1,200 square feet limitation is a garage. Bill Carey noted that the wording "shop" and "garage" are the issue. Bill Carey continued to note that instead of phrasing the space as a shop, to phrase it as a garage. Roger Trout explained the Ordinance is something that is approved through the Board of Supervisors and also made note of Long Range Planning's current movement to have the Zoning Ordinance in its entirety reviewed by the Planning Commission starting in August over the course of several meetings. Roger Trout also made recommendation to the committee to go online to input their comments for review.

5. DISCUSSION OF NEW REQUIREMENTS FOR ENERGY AND GREEN CODES. (ATTACHMENT B)

Don Knight started the conversation with noting the new Green Codes are creating more stringent requirements for re-roofing, lighting, whole house fan, ventilation, insulation/walls, cool roofs, high grade windows required, new residential and a foreseen ten percent increase in overall costs. Don Knight noted that the new codes are calling for a net-zero by 2020. Scott Whyte stated the CBIA (California Building Industry Association) is constantly fighting for lowered costs and will provide the Building Industry Advisory Committee with a summary of the cost breakdowns based on the new codes. Scott Whyte mentioned the Energy Commission is discussing new requirements of EV Readiness for new residential. Jeff Haberman questioned if there has been a back off on remodels and/or additions in that the additions would fall under new building codes such as fire sprinklers? Don Knight stated no and continued discussions of green code checklists for do-it-yourself Energy Reports. Don Knight continued to state the checklist at one point was one page and now, to include all the new laws/regulations, is multiple pages.

6. EMERGENCY MEASURE FOR STAFFING PROPOSAL - CONTINUED DISCUSSIONS FROM APRIL 16, 2014 (ATTACHMENT C)

Don Knight started discussions of the Emergency Measure for Staffing Proposal. Don Knight discussed Development Services workload growth and staffing shortage. Don Knight expressed how Development Services is "the face of the county" and requested the Building Industry Advisory Committees support for additional staffing to ensure the quality of work from Development Services. Jeff Haberman noted this item was discussed and recommended for support during the Building Industry Advisory Committee

meeting of April 16, 2014. Don Knight agreed that the Building Industry Advisory Committee did make a motion of support in April but requested a written letter of support from the Building Industry Advisory Committee. Bill Carey confirmed, via Roger Trout, the additional positions being requested would be an offset of the increased revenue that Development Services has received. Jeff Haberman agreed to write a letter on behalf of the Building Industry Advisory Committee in support of the Emergency Measure for Staffing.

7. OPEN/PUBLIC FORUM

Handout: Federal, State and Local Regulations Hindering Recovery of the Building Industry and Suggestions for Code Revisions to Encourage Development

Discussion: Don Knight advised the committee the handout was an item requested for distribution from Tom Burnette. Jeff Haberman noted that the committee has already spoken on items on the list but requested the committee members to review the list to find items that need to be re-addressed.

Roger Trout exited at 2:31 pm

8. NEXT MEETING

October 15, 2014

9. ADJOURNMENT

Meeting adjourned at 2:33 pm by executive order.

BIAC WORKING DOCUMENT

FEDERAL, STATE AND LOCAL REGULATIONS HINDERING
RECOVERY OF THE BUILDING INDUSTRY AND SUGGESTIONS
FOR CODE REVISIONS TO ENCOURAGE DEVELOPMENT

PRIORITY AND TOPICS:

1. **Fire Flow/Hydrants**
(State and Local)
2. **Water Heater Permitting**
Suggest fee be removed; discuss how to pass on costs.
(Local)
3. **Building/Accessibility Appeals Boards**
Discuss how to use them more effectively; encourage use.
(State)
4. **TIM Fees/DOT Regulations**
i.e. Land Use Manual. Need DOT representative for discussion.
(Local)
5. **EID Water Meter/Sewer Regulations**
i.e. Sprinkler requirement for residential construction. Need EID representative for discussion.
(Local)
6. **Building regulations amendments regarding sprinklers and requirements for products that have not been invented yet**
i.e. sprinklers in closets, vents, etc.
(State Fire Code and Local)
7. **County policy regarding buildings constructed without permits**
Interface with SAGE, Peter Brewster.
(Local)
8. **Business licenses: Are we using like code enforcement?**
(State and Local)
9. **TAC meeting process and notifications**
Clarify ability of applicant on conditions of approval.
(Local)

10. **State-wide standardized notes**
(State and Local)
11. **Local regulations regarding parcel splits**
How many lots/houses on a dead end street or cul-de-sac while meeting fire code?
(Local)
12. **Local regulations that modify state law**
Titles 15, 17, etc. of County Governance Code.
(Local)
13. **Storm Water Pollution Prevention Plan (SWPPP) and Regional Water Quality Control Board (RWQCB) storm water runoff requirements**
(State and Federal)
14. **Request that preference be given to local contractors when bidding on public projects**
(Local)
15. **Green Code**
(State)
16. **Title 24 Energy Commission Requirements**
(State)
17. **Contradictory regulations**
i.e. Federal accessibility laws conflict with the State code. Specific list of regulations is needed.
(Federal and State)
18. **The California residential code conflicts with the other sections of the code**
(State)
19. **Remove references to other states from the California State building code**
(State)