Chapter President Rick Renfro called the meeting to order at 10:11 AM. The Meeting was held at Sudwerks in Davis, CA.

Self-introductions were made around the room.

The general membership was welcomed by host Greg Mahoney.

The Pledge of Allegiance was led by Dan Larson.

Motion was made to approve January Meeting Minutes, second was made, voted on and Minutes were approved as submitted.

SVABO Treasurer’s Report: Scott Byrnes

- Scott reported a balance of $37,639.92. This total will be filed for audit.

SVABO Vice President’s Report: Randy Goodwin

- Randy Goodwin not present due to injury, no report.

SVABO President’s Report: Rick Renfro

- Spoke regarding participation in committees Statewide.
- SB-407- Brought copies of the Bay Area chapter’s interpretation for viewing.
- Signup sheets for committees are available today.
- Thanked all State agencies for attending today’s meeting.

Past President’s Report: Greg Mahoney

- April meeting in West Sacramento- future of Building Inspection.
- Tools and training for new energy code.
- City of Davis has aerators and flow restrictors to handout to customers.

Code Quiz: Ron Beehler

Thank you, Ron, for another great quiz and entertainment.
MEETING MINUTES
SVABO Code Review and Development Committee
January 24, 2014
8:00 AM. MNA Conference Room

1. Roll Call
   Jay Hyde, Mogavero Notestine, Chair
   Greg Mahoney, City of Davis
   Murray McCool, City of Roseville
   Carey Boyd, City of Sacramento
   Randy Goodwin, City of West Sacramento

2. view of November 22, 2013 Code Development Committee minutes
   • No comments

3. Meeting times and location.
   • The Committee decided to meet every other month at Mogavero Notestine Associates,
     2012 K Street, Sacramento.

4. Review of Outreach efforts to the Building Community.
   • Randy Goodwin is reaching out to Architects through AIA
   • Jay Hyde is reaching out to CSI

5. Code Development Committee Charter:
   • The Members discussed the role of the Code Development Committee:
     - It is difficult to influence California Code Development – it seems to be a fairly closed
       process. To influence the Code you need to be working with the Agencies early on, by
       the time there is a public hearing, the issues are decided.
       • Randy Goodwin is a member of the California Seismic Safety Commission. He
         reported that there is a desire to completely rewrite the Seismic Code.
         • Murray McCool reported that he has observed that prescriptive
           buildings survive well in a seismic event unless they were modified after
           the fact, all of the failures were either modified prescriptive buildings
           (i.e. lateral bracing cut or removed, etc.) or "engineered" buildings.
         • The CBC needs to stay relevant to California: tornado proof homes do
           not belong in California.
         • Where we can we need to provide input on simplifying the CBC when
           we have an opportunity.
         • If possible we should try to get a group of State Agencies to address a
           SVABO meeting: Jim McGowan, Sean Huff (HCD), Kevin Ryerson (SFM).
           When we have them in one room it is an opportunity to ask how we can
           influence the Code Development Process in California.

6. The Committee discussed the following proposed Code has developed a potential code Changes:
   • Emergency escape and rescue windows are currently prohibited from opening onto
     covered porches and balconies (except exterior exit balconies). Committee has
     developed a DRAFT Code Change proposal for review and comment with the goal of
     submitting to IBC.
   • IBC/CBC Chapter 903 identifies locations where fire sprinklers are required. For
     assembly occupancies the requirements include when a specific number of occupants
     are present and the allowable fire area. The fire area is generally much larger than the
     maximum numbers of occupants would require. The IFC interpretative manuals for 2006
     and 2012 IBC indicate that the number of occupants is for the Occupants of the
     Assembly classification, not all classifications. Local fire marshals have been reluctant to
accept this interpretation and believe that the number is for the total number of occupants. The Committee has developed a letter to the ICC Interpretation Committee asking for a letter of interpretation as the first step. The Committee will ask SVABO President Rick Renfro to sign on behalf of SVABO.

- sprinklers in modular homes are a gray area of the Code. HCD seems to be lagging behind IBC Committee to investigate and consider preparing a Code Change proposal for HCD consideration.

- Previously reviewed code change proposals were reviewed:
  - Terry Knox: Guard rails in sports stadiums
    - The Committee felt that the intent was good but how do you define a “climbing surface”? Decision: send Terry’s proposal out to rest of the Committee for comments. One comment that is consistent with ICC interpretation is that “you can’t stop drunk people if they are intent on climbing over a rail.”
    - Jay Hyde to talk to Rick and report back. Rick believes that the current edition of the Code has corrected most of the issues.
  - Window replacement: the Committee should poll our jurisdictions to determine who allows a non-conforming emergency escape and rescue window to be replaced with out necessarily requiring that it conform to current code. (one item from the IRC proposed changes).

7. Additional potential code changes: The Committee will ask for input from our members for either changes, simplifications or clarifications needed to the Code that we can review and discuss.

8. Review written list of Goals and an action plan for 2014

<table>
<thead>
<tr>
<th>Goal</th>
<th>Action Plan</th>
<th>Responsibility</th>
<th>Time line</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting Schedule</td>
<td>Suggest changing to every other Month</td>
<td>Committee</td>
<td>Completed</td>
</tr>
<tr>
<td>Meeting Location</td>
<td>Suggestions from Committee Members</td>
<td>Committee</td>
<td>Completed</td>
</tr>
<tr>
<td>Develop Committee Budget</td>
<td>• Budget presented to Board.</td>
<td>Jay Hyde</td>
<td>April 2014</td>
</tr>
</tbody>
</table>
| Greater Chapter participation in Code Development and Review | • Support Ron Beehler’s Code Question of the Month.  
  • Focus on Changes to the 2013 California Codes.  
  • Work with Education Committee to offer comprehensive training and report Code changes to the | Entire Committee, Dan Larsen to focus on Accessibility. Randy Goodwin to contact Education Committee. | No progress to date |

On going. Start in February Chapter Meeting.
<table>
<thead>
<tr>
<th>Participate in ICC Code Development</th>
<th>TBD.</th>
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</thead>
<tbody>
<tr>
<td>Participate in State of California specific Code Development</td>
<td>Talk with CBSC. Develop plan to interface with CBSC, HCD, DSA</td>
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<tr>
<td>Appoint Co Chair</td>
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<td>Additional Committee outreach</td>
<td>Develop plan to work with AIA and CSI</td>
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<td>Reach out to the Design Community</td>
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<td>Jay Hyde</td>
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<td></td>
<td>Randy Goodwin</td>
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<td></td>
<td>Reach out to product suppliers and representatives</td>
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<tr>
<td></td>
<td>Jay Hyde to use CSI Membership to reach out to CSI Board and Membership</td>
</tr>
<tr>
<td>Simplify Code</td>
<td>Talk with CBSC, Develop plan to interface with CBSC, HCD, DSA, and Energy Commission.</td>
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</table>

9. Old Business Items for record:
   - CASp testing:
     - Randy Goodwin reported that he has contacted the State of California regarding the CASp testing.
     - Mark Woods is on the Test Committee and the Committee is adamant that there not be a change in the testing to allow for a tiered approach.
     - DSA (Bob Chase) wants to make the test format more like other State testing (partial open book, partial closed book) and to turn it into more of a tiered system with certification at several levels of expertise.
• The State mandate for CASp Certified inspectors starting 2014 is still undergoing various interpretations.
• There are currently less than 500 CASp Certified Inspectors in California.

10. Next Committee Meeting: Schedule for 2014:

March 28, 2014
May 23, 2014
July 25, 2014
September 26, 2014
November 28, 2014 (subject to change due to conflict with Thanksgiving)
Mr. John Battles  
Vice President/Architectural and Engineering Services  
International Code Council  
Birmingham District office  
900 Montclair Road  
Birmingham, Alabama 35213-1206

Request for Committee Interpretation  
IBC Section [F]903.2.1.1

Petitioner:  
Jay Hyde, CSI, Chair  
Sacramento Valley Association of Building Officials Code Development and Review Committee  
ICC Member #8000348  
Mogavero Notestine Associates  
2012 K Street  
Sacramento, CA 95811  
P: (916) 443-1033  
Email: jhyde@mogavero.com

RE:  
2012 International Building Code  
Section 903.2.1.2: Fire Sprinklers for Group A-2 Occupancies

The SVABO Code Development and Review Committee has determined that Section 903.2.1 Fire Sprinkler requirements for Group A Occupancies has been subject to differing interpretations among Building and Fire Officials. The Committee seeks guidance from ICC to promote uniform interpretation.

[F] 903.2.1.2 Group A. An automatic sprinkler system shall be provided for Group A-2 Occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464.5m²);  
2. The fire area has an occupant load of 100 or more; or  
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

The 2012 International Code Commentary published by ICC states: “Where the thresholds for sprinkler protection include the number of occupants and the fire area, it is important to remember that the proper application is to determine the hazard present. If the actual fire area is less than the fire area threshold but the total occupant load exceeds the occupant load threshold, it is still necessary to determine whether or not the occupant load of that occupancy is present. For example, if the occupant load threshold is 300 for a given occupancy, it is necessary to determine that there are 300 occupants of that occupancy classification. Just because the fire area has an occupant load exceeding the occupant threshold does not in itself indicate that sprinkler protection is required... it is important to note that they are not to be evaluated and applied per occupancy and not as an aggregate of all occupancies that may be present in the building.”
We are concerned because the wording of the 2012 International Building Code Commentary appears to set a different standard than a plain reading of the Code section in question.

A recent example is a small, two-story, unsprinklered 4,800 square-foot building that is being converted from a copy shop (B occupancy) with office above to a Starbucks Coffee Shop (A-2 Occupancy).

- The Ground Floor (2,400 square feet) is divided up into the Café portion of the coffee shop (90 Occupants), work room (3 Occupants) and a separate Community Meeting Room (48 Occupants)
- The second floor (2,400 square feet) is an office being leased to a separate tenant.

One interpretation (based on the 2012 International Building Code Commentary interpretation) is that fire sprinklers were not required because

- the fire area did not exceed 4,999 square feet
- The A-2 Occupant load was 90, The B occupant load was 75
- No A-2 Occupants were on the Second Floor.

The other interpretation is that automatic sprinklers or dividing up the space into multiple fire areas would be required as the occupant load of the single-fire-area building was 165 and exceeded the 99-occupant limit.

Thank you for your interpretation,

Jay Hyde, Chair
SVABO Code Development and Review Committee
Code Change Proposal
IBC Section 1029.1

Revise Section 1029.1 to read:

**1029.1 General.** In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 occupancies. Basements and sleeping rooms below the fourth story above grade plain shall have at least one emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way, or to a yard or court that opens to a public way to an exterior exit balcony or to a private balcony or covered porch that is at least as open as required for an egress balcony.

**Exceptions:** No changes

Reason for change:

Emergency escape and rescue openings are not required for R-1 (Hotel occupancies) and it is common for a hotel sleeping room to open onto a covered private balcony or to be accessed from an egress balcony.

The requirement that the private balcony or covered porch be at least as open as an egress balcony is to minimize the accumulation of smoke or toxic gases.

**Section 1029 exception 2 states:** Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door that opens directly into a public way or to a yard, court or exterior exit balcony that opens to a public way.

Therefore, according to the CBC and emergency escape and rescue window may open onto a public way that is 10’ high X 10’ wide. If the emergency escape and rescue window is a door, it may open onto an exterior exit balcony that opens to a public way. In either instance, the opening is not required to open onto a space that is clear and open to the sky.
SVABO EDUCATION COMMITTEE - MEETING Minutes
January 15, 2014  8 a.m. – 10 a.m.
Folsom City Hall
2nd Floor Community Development Conference Room
50 Natoma Street, Folsom, CA 95630

1. Call to Order

2. Welcome and introductions— 12 in attendance – Johnson (via phone), Soliz, Knox, McGee, Mangino, Logsdon, Leno, Yasui, Frenger, Burger, Zangrandi
   - Not in attendance Beehler, Tash,

3. Announcements (Non-agenda Items) – Soliz gave a quick orientation for new and returning members. Expectations, Classes scheduled, Classes proposed,

4. Recent Classes – Postmortem – Discuss any that have not been reviewed in November meeting.
   - Fire MASH
     i. Instructor: Vernon Brown
     ii. Date: October 15, 2013
     iii. Location: Folsom Community Center
     iv. Monitors: Yasui, Leno, Johnson:
   - CBC and CRC Updates
     i. Instructor: Paul Armstrong
     ii. Date: November 5th and 6th – Repeater
     iii. Location: Rancho Cordova
     iv. Monitors Knox, Yasui
   - Code Enforcement -
     i. Instructor: Shane Diller
     ii. Date: November 4, 2013
     iii. Location: Elk Grove
     iv. Monitors Leno, Logston
   - 2012 IBC Fundamentals
     i. Instructor: Doug Thornburg
     ii. Date: December 5, 2013
     iii. Location: Folsom – Community Center
     iv. Monitors Burger, Soliz
SVABO

Education Committee Report February 14, 2014

1. Welcome and introductions— 12 in attendance – Johnson (via phone), Soliz, Knox, McGee, Mangino, Logsdon, Leno, Yasui, Frenger, Burger, Zangrando
   - Not in attendance Beehler, Tash,

2. Announcements (Non-agenda Items) - Soliz gave a quick orientation for new and returning members. Expectations, Classes scheduled, Classes proposed,

3. Recent Classes – Postmortem – Discuss any that have not been reviewed in November meeting.
   - Fire MASH
   - CBC and CRC Updates
   - Code Enforcement -
   - 2012 IBC Fundamentals

4. Classes in the hopper for next year
   - Simpson
     i. Instructor: Don Wilden
     ii. Date: Feb 20, 2014
     iii. Location: Fire Station Folsom
   - Special Inspections
     i. Instructor: Bill Rogers/Martha McDonald
     ii. Date: March 2014
     iii. Location: Folsom Police Training Room
   - Complete Permit Technician
     i. Instructor: Steve Burger
     ii. Date: April 8-9, 2014
     iii. Location: Folsom Community Center - 52 Natoma Street

5. SVABO Code Institute - - May 12 through 15, 2014 -
   i. West Sacramento
   ii. 4 days 3 classes each day

6. Future Education Committee Dates and Locations
   - Meetings will be on the Third Wednesday of the month in Folsom in the Community Development Conference room. February 19, 2014.

1
5. Classes in the hopper for next year
   • Simpson
     i. Instructor: Don Wilden
     ii. Date: Feb 20, 2014
     iii. Location: Fire Station Folsom
     iv. Monitors: Zangrando-Logsdon
   • Special Inspections
     i. Instructor: Bill Rogers/Martha McDonald
     ii. Date: March 2014
     iii. Location: Folsom Police Training Room
     iv. Monitors: Zangrando-Yasui
   • Complete Permit Technician
     i. Instructor: Steve Burger
     ii. Date: April 8-9, 2014
     iii. Location: Folsom Community Center - 52 Natoma Street
     iv. Monitors: Cuff-Knox

6. SVABO Code Institute - May 12 through 15, 2014 -
   i. West Sacramento
   ii. 4 days 3 classes each day
   iii. Volunteers
     1. Permit Tech Group
     2. Members
   iv. Vendors
     1. Sponsors - Lunch, Breaks, Etc.
        a. Simpson-Consultants-Hilti-3M
        b. Display Tables - Pay $50 a day (?)
        c. Sponsor -
           i. Break
           ii. Lunch
   v. Events
     1. 50/50 Drawing
     2. Raffle
     3. Anything Else
   vi. Classes being considered
     1. See Below - Separate sheet
   vii. Categories to consider
     1. Registration
     2. Caterer
     3. Handout Printing/format
     4. Certificates
     5. Advertising
        a. Further in advance
        b. BIA - Builders Exchange, Apprenticeships
7. Other Business ---

8. Items for Next Agenda

9. Future Education Committee Dates and Locations
   - Meetings will be on the Third Wednesday of the month in Folsom in the Community Development Conference room. **February 19, 2014.**
Classes for Minstitute and/or 2014

- **Burger** to contact – Patrick Chew – City of Roseville – Fire Sprinkler Class
- **Burger** - Engineered Wood A to Z Karyn Bebee
- **Burger** - Seismic and Wood considerations for Wood Frames - Karyn BeBee
- **Burger** to contact - Permit Tech - Stove Burger
- **Burger** to contact - Green Code - Greg Mahony
- **Johnson** to contact - Bonding and Grounding – Mike Stone NEMA (CALBO)
- **Johnson** to contact - PV Systems- John Traecker UL (CALBO)
- **Johnson** to contact - Elect Vehicles/Swimming Pools Tracker-UL Stone-NEMA
- **Leno** to contact – CPC – Tim Green
- **Leno** to contact – CMC – Tim Green
- **Knox** to contact - CBC/CRC Paul Armstrong
- **Soliz** to Contact - Lath and Plaster- Bruce Bell
- **Soliz** to Contact - Plan Check 1
- **Soliz** to Contact - Plan Check 2
- **Soliz** to Contact - Res Energy Olivera/Samuelson
- **Soliz** to Contact - Non- Res Energy Olivera/Samuelson
- **Yasui** to contact - Mark Wood 11B
- **Yasui** to contact – CEC - Yvonne Christopher
- **Soliz** - CEC - John Taeke
- Ceilings and assemblies Michael McDonnell (CALBO)
- Inspections Classes(?)
- Gill Gall – OSHPD – ½ day
- Western Wood Preservatives
- Simpson
- Hilti
- Dan Larson 11B – Last week January or first week in February
- HCD?
Scholarship Committee: Scott Byrnes

- Winfred Deleon has graciously agreed to take over as Chair for this committee.
- Jack Atkin’s Scholarship applications are available on the SVABO website; applications will be accepted from April 1st through May 1st.

Outreach Committee: Michael Vieira/Andrea Coley

- Met January 23, 2014
- Safety programs for schools.
- Looking into doing home shows.
- Career days at schools.
- Veterans program.
- Boy Scouts - Building Safety merit badge.

Class List for the MinStitute may 12, 13, 14, and 15

<table>
<thead>
<tr>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
<th>Thursday</th>
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<tbody>
<tr>
<td>Bob Berna – Ron Beehler Plan Check 1</td>
<td>Need a class!</td>
<td>Patrick Chew Residential Sprinklers $200 He will have to use his own time from work.</td>
<td>Tim Green Plumbing and Mechanical Code Updates Locked</td>
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</tr>
<tr>
<td>Greg Mahoney Green Code</td>
<td>Paul Armstrong Residential and Building Updates</td>
<td>Karyn Bebee A-Z</td>
<td>Karyn Bebee Seismic</td>
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Where are the future Building Inspectors coming from?
CSI Product Show- Jay Hyde gave an update.
Student construction contest.

**Newsletter:** Greg Mahoney
- The goal is to release the next newsletter April 1st

**Permit Tech Group:** Steve Burger deferred to Susan McLendon
- Thanked SVABO for their support of the Permit Tech group.
- Last meeting was held on January 15, 2014. Bob Latz spoke regarding SB 407.
- Membership is increasing.
- Next meeting will be in Auburn, a date has not yet been determined.

**Guest Speaker:** Jim McGowan- Executive Director of CBSC
- 2013 intervening code adoption cycle.
- Website- www.bsc.ca.gov
- Code Advisory Committee meeting coming up, information is on the website.
- Green Building is also coming up, see website for information.
- FAQs- see website.
- Focus groups- get involved at this time.
- Overview of proposed changes.
- Three new Commissioners.
- Email- cbsc@dgs.ca.gov

**State Fire Marshal:** Steve Guarino, Chief- Fire Life Safety Division
- Spoke about remodeling of jails.
- Introduced new SFM, Andrew Henning- Code development for CA Fire.
- Spoke regarding NFPA 502

**California Energy Commission:** Pedro Gomez
- Spoke about what happened with Standards implementation.
- Program is not ready for use.
- Software on website- www.title24@energy.ca.gov
- Early Adopter Program must register CF1R by June 1st.
- Energy Hotline- 1-800-772-3300 or 654-5106 (local).

**Raffle:** $50 - $25 to winner

**DSA:** Bob Chase
- Accessibility 11-B.
- Performed access inspections on Bay Bridge.
- Certification now being used on schools.
- Provides for culpability by the State.
- 515 CASP people in State.
- Cost of CASP Exam to be lowered.
- EV charging station access.
- Boat marina access.

**CALBO:** Bob Latz
- Spoke about the CALBO ABM- House of Mouse.
- Companion program.
- Thanks SVABO for their support letter.

**HCD:** Kyle Krausse- State Law Programming Manager
- Spoke about mobile homes.
- Employee Housing Program.
- Safe and affordable housing.
- Sound transmission back in the Code.
- Solar requirements.
Old Business: None

New Business: None

Meeting adjourned at 1:36 PM.

Respectfully submitted,

Scott Byrnes
Secretary/Treasurer