President Greg Mahoney called the meeting to order at 10:10 AM the Sacramento City Building Department, 300 Richards Blvd., Room 221, Sacramento.

The general membership was welcomed by Ryan DeVore, CBO, City of Sacramento.

The pledge of allegiance and self-introductions followed.

The March meeting minutes were approved.

In attendance were 21 members including 3 students. Introductions, welcome guests and students.

**Board Members Present:**
- Greg Mahoney, President
- Ron Yasui, Vice President
- Randy Goodwin, Secretary / Treasurer
- Winfred DeLeon, Past President

**BOARD REPORTS**

**Treasurer’s report:** Randy Goodwin

Treasurer Randy Goodwin reported that a balance of $32,327.60 will be filed for audit.

**Vice President’s report:** Ron Yasui

Up-Coming meetings:
- May 10, 2013 – Joint meeting between SVABO and the Yosemite Chapter, City of Lodi, Hutchins Street Square, 125 S Hutchins St., Lodi, CA 95240.
  - The program will discuss the Viega Mega Press System.
  - Vendor suggestions were solicited for website maintenance.
  - Raffle: Description of how the 50/50 raffle works.
  - RSVP’s: Thank you for your cooperation this year in making your reservations for our monthly meetings. Please continue this practice next year as it helps us plan our monthly meetings and make a commitment to the vendor providing lunch. We had a very good response to the RSVP requests.
  - There will be no SVABO meeting in June.
  - May is the month SVABO will hold classes for its Minstitute. The schedule is:
Current paid membership for SVABO is 159 members.

The web site has been updated and is current.

**President’s report:** Greg Mahoney

- Board Meeting. The current vendor contract for website maintenance costs approximately 6K per year. Suggestions/solicitations are welcome to help find a less costly vendor and contract.
- Chapter of the year. The application contains five essay type questions that require descriptions of the chapter’s activities, development, programs, participation in regional, state and national activities, education and accomplishments.
- Outreach to CRC/ Students vocational meeting and career night on April the 24th.
- Membership structure recommendations (Ad-Hoc Committee). At the Board meeting on April the 5th the Board discussed upgrading the website and approved the new membership structure.
- Chapters soliciting ICC to hold the 2015 ABM are asking for letters of support. SVABO will support bringing the ABM back to California.
- Meeting CEUs
  - Certificates are available for attending the business meeting

**Past President’s Report:** Winfred DeLeon

Win will be surveying the past presidents to see if there is any interest in doing more for the Association. A thought of doing some type of fund raiser to help with our budget was discussed. Members suggested events such as a golf tournament, crab feed, fireworks booth, selling See’s candy, a food booth at the Folsom Rodeo or a picnic. The decision was made to move ahead with planning a golf tournament. More details to come.

**Code Quiz Questions** Scott Zangrando

**CODE QUIZ QUESTIONS**

1. What is the minimum design live load for roof framing for a residential patio cover?
   
   A. 10 psf,
   B. 12psf,
   C. 20 psf,
   D. As prescribed in CRC Table R301.6 for residential roof loads.
2. When is a water supply system required to be equipped with “an approved, listed, and adequately sized expansion tank…”?

   A. When the system is provided with a water heater,
   B. When the system is provided with a storage tank type water heater,
   C. When the system supplied with a water meter,
   D. When the system is supplied with a pressure regulator.

3. At what static water pressure supply main is a pressure regulator required?

   A. Exceeding 60 psi
   B. Exceeding 80 psi
   C. Exceeding 100 psi
   D. Pressure regulators are required for all residential and commercial applications.

4. What is the minimum required width of a commercial stairway that serves as a means of egress?

   A. 44 inches,
   B. 36 inches if serving an occupant load of less than 50,
   C. 48 inches between the hand rails if considered part of an accessible means of egress, an exit access stairway or an exit stairway.
   D. A and B if the building is equipped with a fire sprinkler system

The answers are (according to Scott…)
1) D or possibly A if your jurisdiction has adopted Appendix I in the CBC. Unless of course there is a snow load in which case the answer is “none of the above” Discussion: CRC Table R301.6 “Minimum Roof Live Loads in Pound-Force Per Square Foot of Horizontal Projection” specifies the minimum roof live loads and allows reductions based on the slope of the roof and the tributary area that the member supports. These values vary from 20 psf to 12 psf.

CBC Appendix I (no longer J) Section I104.1 has a provision to allow a minimum 10 psf but of course that appendix must be adopted by the jurisdiction.

Of course snow loads trump all of these minimum loads as is indicated in CRC Section R306.6 and CBC Section I104.1.

2) D or possibly C Discussion: CPC Section 608.3 states that “any water system provided with a check valve, backflow preventer, or any other normally closed device that prevents dissipation of building pressure back into the water main shall be provided with an approved, listed, and adequately sized expansion tank or other approved devise having similar function to control thermal expansion.”

As I understand it pressure regulators, backflow preventers, check valves and similar devices create a closed system. Based on the City of Folsom Utility Department, the residential water meters provided allow water to travel both ways and therefore do not constitute a closed system and therefore do not require an expansion tank. All commercial systems require a RP backflow prevention device and therefore require an expansion tank.

3) B Discussion: CPC Section 608.2 states that “Where static water pressure in the water supply piping exceeds eighty (80) pounds per square inch, an approved-type pressure regulator proceeded by an adequate strainer shall be installed and the static pressure reduced to eighty (80) pounds per square inch or less.”

4) C Discussion: Ok here we go – Answer A (44”) is stated in section 1009.1 as 44” minimum and presumably allows the hand rails to protrude in accordance with Section 1012.8. Answer B (36”) is an exception to 1009.1 and also may allow the hand rails to protrude per Section 1012.8. Answer C (48”) is stated in Section 1007.3 but has an exception that states “The clear width of 48 inches is not required at exit access stairways as permitted by 1016.1 or exit stairways in buildings equipped throughout with an automatic sprinkler system.” To me the code language didn’t clearly state that this exception only applied to open stairways but that is what the commentary states. Furthermore, there is only an instance or two that I could come up with that would not require a stairway to be accessible. Conservatively I concluded that the minimum width required is 48”.

COMMITTEE REPORTS

Education Committee:

Chair: Greg Soliz
Vice Chair: TBD
Board Liaison: Ron Yasui

SVABO EDUCATION COMMITTEE - MEETING MINUTES
February 13, 2013  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---
   Present: Robert Logsdon, Mike McGee, John Leno, Scott Zangrando, Curtis Johnson

3. Electrical Code 101- Yvonne Christopher
   • Date Wednesday 4-10-2013
• Location: Rancho Cordova
• Monitors John Leno and Ron Yasui
• Comments
  o John and Ron will take care of refreshments and coordinate with Yelena for registration forms, receipts and handouts.
  o John and Ron will locate boxes with coffee and condiments.

4. SVABO Code Institute:
• As of April 10 the registration documentation is on the SVABO website
• Scott will contact Steve Burger and Ted Ocampo regarding power point projectors.
• John Leno will contact City of Sacramento to see if they have a backup projector.

5. SVABO Code Institute Menu proposal.
• It was proposed that mid-morning menu be served at registration and that the menu should include fresh fruit, water and some sort of juice
• It was proposed that the lunch menu for May 14th would provide a hot meal rather than the planned deli sandwiches.
• It was also proposed that a vegetarian option should be included on the registration for those opposed to eating meat.
• All meals should be served in one central location and not in individual classes.
• Scott Zangrando volunteered to contact Hannibal’s regarding changes to menu.

• 7:30 AM Registration -- Monitors there at 7:00
• It was discussed that some monitors would be there just for the morning hours in order to get people registered at one central location and to help get classes started. Many of the members felt that it would not be possible for them to get three full days off work to help with the Code institute.
• It was proposed that each monitor volunteer one full day and at least one morning or afternoon shift. Monitors not attending the full day would not receive education credits.
• Number of monitors will be discussed at next meeting.

7. Vendors:
• We are waiting to hear from SVABO board members regarding vendors and the possibility of vendors sponsoring some of the cost of putting on the Code Institute.
• John Leno said he would discuss the decision with Ron Yasui.

8. Committee Topics to be held over to next meeting.
• Things to Consider for future Classes
  i. Make clear – Email to attendees –
     1. Required materials – Books, Calculators, Etc
     2. Who the instructor and monitors are
     3. maybe incorporate this into a standard form
• Is there a budget for the Ed Com – Question for the Board
• Things to purchase for boxes
  i. Signage for Classes/Meetings(poster board)
     1. Code Enforcement might have stands (Leno/Zangrando)
  ii. Extension Cords
  iii. White Boards, isles/tripods
  iv. Coffee Supplies, napkins, etc.
• Update Monitors List –
  i. Tape (duct/scotch), Speakers, surge protector, cord, folders, receipts
  ii. Make contact with site host ahead of time
  iii. Send to all members for review.
• Inventory Supply Boxes
• Electronic Binder (?)

9. Items for Next Agenda
10. Future Education Committee Dates and Locations
   - Meetings will be on the Third Wednesday of the month in Folsom in the Community Development Conference room.

**Code Development Committee:**

Co-Chair: Jay Hyde  
Co-Chair: Dan Larsen  
Board Liaison: Randy Goodwin

**MINUTES**
SVABO Code Review and Development Committee  
March 22, 2013  
9:00 AM. MNA Conference Room

1. Members Present  
   - George Kellogg  
   - Jay Hyde  

2. Review of previous Code Development Committee minutes
3. Minutes of previous meeting were reviewed and accepted
4. Review written list of Goals and an action plan for 2013  
   - With only 2 members present the review was brief and no changes were made.

<table>
<thead>
<tr>
<th>Goal</th>
<th>Action Plan</th>
<th>Responsibility</th>
<th>Time line</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop Committee Budget</td>
<td>Determine Budget for 2013-2014</td>
<td>Jay Hyde</td>
<td>April 2013</td>
</tr>
</tbody>
</table>
|                                           |   - Reference Codes: $250  
|                                           |     - Travel and Lodging for Code Hearings: 2 people Travel Meals, Lodging: |                |                   |
|                                           |     - TBD                                                                 |                |                   |
| 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 Chapter for discussion  
|                                           |     - ICC Code Development:  
|                                           |     - Report on provocative change proposals to Chapter                     | Entire Committee, Dan Larsen to Focus on Accessibility, Randy Goodwin to Contact Education Committee. | On going.  
|                                           |                                                                                  |                | Start in April Chapter Meeting. |
|                                           |   - Divide up proposals for initial review  
<p>|                                           |   - Committee to selected proposals, share selected proposals at Chapter Meetings and develop response. Get Design Professionals buy in where possible. | ICC Code proposals to be posted March 11, 2013 |</p>
<table>
<thead>
<tr>
<th>Participate in State of California specific Code Development</th>
<th>Talk with CBSC. Develop plan to interface with CBSC, HCD, DSA</th>
<th>George Kellogg</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appoint Co Chair</td>
<td>Recommend Dan Larsen to SVABO Board</td>
<td>Randy Goodwin, Board to Liaison</td>
</tr>
<tr>
<td>Additional Committee outreach</td>
<td>• Develop plan to work with AIA and CSI</td>
<td>Jay Hyde</td>
</tr>
<tr>
<td></td>
<td>• Reach out to the Design Community</td>
<td>Randy Goodwin</td>
</tr>
<tr>
<td></td>
<td>o Jay Hyde and Randy Goodwin to meet with AIA Board</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Reach out to product suppliers and representatives</td>
<td></td>
</tr>
<tr>
<td></td>
<td>o Jay Hyde to use CSI Membership to reach out to CSI Board and Membership</td>
<td></td>
</tr>
<tr>
<td>Simplify Code</td>
<td>Talk with CBSC, Develop plan to interface with CBSC, HCD, DSA, and Energy Commission.</td>
<td>George Kellogg</td>
</tr>
</tbody>
</table>

5. Old Business Items
   o Results of pole: start committee at 8:00 to be more efficient with the balance of the day.
   o The Committee continued discussion about the trend of the Codes to become more and more involved and complicated.
   o The committee has started review of the 2013 Group B Committee Action Hearing items.
6. RB8-13 Requires copies of EPA certificates or documentation of an approved test when paint finishes from pre 1978 are disturbed - is this needed for safety or is it going too far? 
7. RB10-13 Eliminates the 3,000 sq ft limit from an accessory structure - since a permit is required is there any harm in removing the limit?
8. RB12-13 changes the definition of an attic by removing the provision "of the top story". Clearly multi story houses with several levels of attic may have attics over the first, second and third floor.
9. RB15-13 Adds a definition for "balcony" and "deck" as the balcony definition includes the provision that it be supported from the structure without additional support. As this changes the definition of a Balcony contained in the IBC (supports beyond the exterior building wall are allowed) should not be approved (also has implications for fire protection based on fire separation distance.
10. RB19-13 Modifies the definition of fiber cement to match ASTM C5406 terminology. Support
11. RB22-12 Adds a definition for gypsum board that matches the definition that will appear in the 2015 IBC.
12. RB28-13 Adds the phrase "low-hazard or non-health hazard" to the definition of "pollution." the reason is "this terminology is more correctly determine the type of backflow prevention assembly. . ." seems that there is a better way to provide this clarification.
13. RB31-13 Changes the definition of spiral stairway by removing the requirement that a spiral stair utilize a central post.
14. RB34-13 Removes wording from R301.1 "Buildings and structures constructed as prescribed by this code are deemed to comply with the requirements of this section." Does this open the door to a code official require structural calculations everywhere and negate prescriptive compliance?

*Uniform Code - Uniform Enforcement*

1215 K Street, Suite 940, Sacramento, California 95814  
(916) 451-9093  www.svabo.org
15. RB36-13 Requires architect or engineer stamp on any wood-framed structure over 1-story in height in Seismic Design Categories D0, D1, D2, or E. Is this overkill?

16. RB44-13, RB45-13, RB46-13 - several competing proposals intending to bring RBC more in line with the revisions to ASCE7. Need to study the three to determine which to support.

RB51-13 Requires buildings located in more than one flood plain comply with the requirements for the most restrictive flood plain. Seems sensible.

17. RB65-13 provides that, for calculating fire resistance of exterior walls due to fire separation distance, the walls of dwellings shall not be separated from accessory structure located on the same property.

18. RB77-13 removes some restrictions to walls between townhouses.

19. RB84-13 adds attic vents to the allowable unprotected openings in a fire-resistant exterior wall. Foundation vents are currently allowed to be non-rated. Review.

20. RB91-13 adds requirement that fire separation for rooms above match the separation required for garages.

21. RB94-13 requires attics to be draft stopped every 1,500 square feet. Is this overkill now that sprinklers are required?

22. RB98-13 allows operable skylights to be considered when calculating natural ventilation for habitable rooms.

23. RB105-13, rb106-13 eliminates the minimum dimension and areas for rooms. THIS WAS SUBJECT OF CONSIDERABLE DISCUSSION AND THE COMMITTEE BELIEVES THAT THIS IS IMPORTANT ENOUGH TO BRING TO THE CHAPTER - EFFICIENCY UNITS ARE AN IMPORTANT PART OF OUR EVOLVING CULTURE (LOOK AT AN IKEA SHOWROOM, FOR EXAMPLE) BUT WHAT IS NEEDED TO PROTECT THE PUBLIC - EXTREME EXAMPLES OF THIS ARE SEEN IN SOME DENSELY POPULATED ASIAN CITIES.

24. RB110-13 requires that every pane of glass be tempered. Reason is concern about wind-driven debris. Seems overkill.

25. RB113-13 adds locations adjacent to a shower, sauna or steam room to tempered glazing requirements adjacent bathtub, hot tub, spa and pool. Seems good.

26. RB117-13 reorganizes section requiring emergency escape and rescue windows. Study to be sure it is only editorial and not a change in requirement.

27. RB118-13 adds basements and habitable attics of buildings provided with sprinkler systems to the list of exceptions to spaces requiring emergency escape and rescue window.

28. RB122-13 allows replacement windows to not conform to emergency escape and rescue requirements if they are the manufacturer's largest standard size window that will fit in the opening. Current code restrictions may limit energy upgrades. Support.

29. RB125-13 requires that the required egress door shall open directly to a yard or court that leads to a public way. Does this prohibit a front porch? Study.

30. RB147-13 Raises the minimum window sill height (for fall protection) from 24“ to 36“ and adds a provision that this be measured from the floor or from the top of window seats or other fixed seating. Review

31. RB156-13 makes some adjustments to required locations for fire detection alarms allowing them to be placed away from bathrooms and cooking appliances to reduce false alarms. Support as common sense provision.

32. RB173-13 Changes the requirements for plate gaskets from a specific maximum dimension (3-1/4") to having a maximum flame spread of 25 and smoke development of 250. Seems Goof to be performance-based as opposed to dimensionally based requirement.

33. RB203-13 Adds a section for mezzanines to the RBC. Seems good but needs to be better coordinated with the IBC mezzanine requirements.
34. RB206-13 adds requirement that the adjoining public and private property be protected from damage during construction, remodeling or demolition work. Including buildings, foundations, footings, water runoff, erosion control and construction debris. Seems appropriate.

35. RB207-13 revises requirements for site work including lope limits, surcharges, and soil supporting foundations. Seems reasonable but should study.

36. Next Committee Meeting: April 26

Scholarship Committee:

Chair: Scott Brynes
Co-Chair: TBD
Board Liaison: Tim Wegner

Applications for the Jack Atkins Scholarship will be accepted March 1st through May 31st. Up to $500 scholarship value will be offered. Only a few applicants in the past. The Scholarship Committee would like SVABO members to help promote the scholarship to increase the applicant pool. It is the committee’s intention to get the word out to all of the jurisdictions as to who is eligible in order to get as many applications as possible.

Outreach Committee:

Co-Chair: Andrea Coley
Co-Chair: Michael Viera
Board Liaison: Winfred DeLeon

An out-reach will be held on April 30th at Main Avenue School, 1400 Main Avenue, Sacramento, CA 95838 to educate 2nd grade children on safety around the home. Handouts to include Codie and Codette activity book, Safety Tips from your Building Inspector, 10 important tips to remember for backyard and pool safety and 10 important tips to remember for fire and safety awareness. This information is from the ICC website. Also being handed out to the students are small plastic yellow hard hats that have a SVABO logo sticker. These will be given to each of the 24 students participating in the event.

The Outreach Committee is finalizing the event and waiting to hear back from Smith Moore and Associates about installing CO detectors (liability).

Installation Committee:

Co-Chair: Andrea Coley
Co-Chair: Ken Welch
Board Liaison: Ron Yasui

- Installation Dinner:
  Please offer help and suggestions for next year. SVABO Installation Dinner 2013 - Save the Date - December 14th, 2013. Location will be McBean Park - City of Lincoln. Ken Welch has confirmed the rental of the hall. A block of rooms has been reserved for Installation Dinner attendees at Holiday Inn Express in Lincoln. Catering and DJ will be by Rayna’s. We are asking the membership to submit ideas and themes for the Installation Dinner. Please email suggestions to Ken Welch at kenandjudyw@hotmail.com or Andrea Coley at andrea.coley@us.bureauveritas.com.

STATE AGENCY REPORTS

CALBO Bob Latz, First Vice President CALBO

Bob discussed dates for CALBO Legislation Day the end of April.
League of Cities Pete Guisasola

The League of Cities has been working with the State Office of Planning and Research (OPR) on their plug in electric vehicle program. A link to the OPR website and program is: http://www.opr.ca.gov/. The League is reviewing the program in the context of the California Building Code (CBC).

California Energy Commission Tav Commins

The 2013 energy code goes into effect Jan 1, 2014. The code effects all applications for a building permit after Jan 1, 2014. For housing tracts this is not just the approval of the tract but usually entails listing what floor plan will be built on what lot and paying fees. There will be some specific changes such as HERS testing as a part of the mandatory measures, simplification of forms and a requirement for duct testing for all new and remodel projects. All HERS verified measures require testing by the installer and sample testing by HERS rater. CF-6R (from installer) and CF-4R (from rater) required to be onsite for all finals. A 4R on site ensures that sample testing by the HERS rater was completed. HVAC change-outs will require duct sealing throughout the state. All hot climates (ex. Sacramento) will also require refrigerant charge. It is important that HVAC technicians are properly trained to charge new and existing refrigeration systems. It was noted that refrigeration systems are often oversized when designed by rule-of-thumb methods and a properly designed system is much more efficient.

OLD BUSINESS
None

NEW BUSINESS

- Gene Paolini agreed to share Roseville’s emergency response experience with the Roseville Galleria Mall fire. Greg Mahoney suggested sharing with SVABO Napa Counties emergency response program. Ryan Devore, Chief Building Official at the City of Sacramento, asked for information regarding other Building Departments preparedness for emergency response. Randy Goodwin agreed to share West Sacramento’s current emergency operations exercise information with SVABO.

- Sacramento County is soliciting candidates for the County Building Official position. Applications for the position are accepted until April the 15th. Placer County is seeking qualified Health Inspector candidates for both the Tahoe and Auburn offices.

Jimi Chilton wins the raffle…. ($25.00)

NEXT MEETING
To be held with the Yosemite Chapter, City of Lodi, Hutchins Street Square, 125 S Hutchins St., Lodi, CA 95240.

Meeting Adjourned at 12:00pm.

PROGRAM / PRESENTATION
City of Sacramento’s Accelerated Minor Permit Program (AMPP).

Respectfully submitted,

Randy Goodwin
SVABO Secretary / Treasurer