



Meeting Agenda for April 6, 2021  
Redwood Empire Association of Code Officials  
1007-B West COLLEGE AVE # 326 SANTA ROSA CA 95401

**THE ANNUAL MEMBERSHIP MEETING ON: April 6, 2021  
WILL BE HELD VIA:  
WEBEX  
MEETING START TIME IS 12:00 PM (NOON)**

TO CONNECT TO THE MEETING SELECT THE ICON BELOW



TO JOIN BY PHONE

Meeting Phone #: +1- 415-655-0001, 1822659325#72333# US Toll  
Meeting number (access code): 182 515 2934  
Meeting password: safe (7233 from phones and video systems)

Please note if your device does not have audio you can login in using both methods above. If doing so, please mute the sound on the device as the phone will repeat the audio from the device and it will cause feedback.

**CALL TO ORDER and PLEDGE OF ALLEGIANCE**

**Roll Call** - Officers, Guests, and Members

**APPROVAL OF MINUTES** – March 2, 2021 Meeting

**OFFICER REPORTS**

President: David Willoughby –

1. Cattlemen's is booked starting the June Meeting (this depends on if we have a joint meeting with SCFPO's in June and the current status of State and County COVID-19 Health requirements).
2. ICC Annual Report was submitted on time to ICC, there were some points available for ½ price for in person training or free web-based training.

Treasurer: Kris Kuntz - Account transactions summaries

Checking beginning balance: \$

Deposits: \$

Debits and Checks: \$

Checking ending balance: \$

Vice President: Steve Neely

Secretary: Matt Keizer

Past President: Jay Bradford

## **LIAISON REPORTS**

SCFPO: Devon Gambonini –

ICC Rep: Susan Dowty, Jim Sayer – Updates attached

CBOAC: Eric Seabrook – The ABM will be Virtual and held on April 20 & 21. The announcement will arrive soon, and registration is anticipated to be free. State agency updates and business meeting issues.

CALBO: Brad Wungluck, Shane Diller – Spring Chapter Report attached

CEC Rep: Amie Brousseau – Updates attached

IAEI: Doug Hughes, Mike Stone –

BayREN: Christine Condon – Trainings attached

SMART: Doug Williams –

RECSI: Pete Lemone – Virtual monthly meetings on the first Thursday of each month.

ICC Region 1: Charles Lucas – Next virtual meeting April 27<sup>th</sup> @ 4:00 PM.

## **COMMITTEE REPORTS**

**Structural Hardening Committee:** Jay Bradford, Steve Buffenbarger, Eric Seabrook, and Richard Angley –

**Audit Committee:** Jay Bradford and Doug Williams –

**Education Committee:** Eric Seabrook and Kevin Scheumann –

**Virtual Membership Meeting Committee:** Sal Lucido, Tony Piazza, Jay Bradford – working on coming up with methods and equipment to incorporate a virtual meeting component into the live membership meetings. This would enable members to participate in the meeting when not able to physically attend.

**Web-Site Committee:** David Willoughby – No report.

## **CORRESPONDENCE AND ANNOUNCEMENTS**

1. There are 5 ICC board seats up for election this year. REACO has received 3 requests for letters of support from:
  - a. David Spencer
  - b. Jim Sayers
  - c. Benjamin Breadmore

Here are the seats and current board members holding those seats:

1. Section A – 3 year (currently occupied by Stuart Tom, who qualifies to run for a second full term)
2. Section E – 3 year (currently occupied by Kris Bridges, who qualifies to run for a second full term)

3. At Large – 3 year (currently occupied by Donny Phipps, who has announced he is running for Secretary-Treasurer)
4. At Large – 3 year (currently occupied by David Spencer, who qualifies to run for a second full term)
5. At Large – 3 year (currently occupied by Jim Sayers, who qualifies to run for two more full terms)

## **LEGISLATIVE NEWS**

1. A new state law contained within a new Section 65914.5 of the California Government Code automatically grants 18-month extensions to housing entitlements that would have expired between March 4, 2020, and December 31, 2021. The text of Section 65914.5 is attached.

## **CODE ISSUES**

1. Jeff Debois PE at Johnson, Debois & Forrest in Santa Rosa suggested an Administrative code change to required that construction documents be kept in the building that the permit was issued for to aid in the maintenance and/or alterations to the building in future projects. His suggested language is attached.

## **PROGRAM**

### ***Simpson Products Update***

**Description:** An overview of the new lateral system products.

**Topics Covered:** The presentation will focus on the new WSWH Strong-Wall System.

**Target Audience:** Permit technicians, plan checkers, field inspectors, engineers, and architects.

**Instructor:** Pete Lemone is the Simpson Manufacturing Co's North Bay Territory Manager.

## **NEW BUSINESS**

## **OLD BUSINESS**

1. Annual Audit Findings

## **ADJOURNMENT – next meeting May 4<sup>th</sup>, 2021.**

**The program for the May 4<sup>th</sup> meeting will be on Virtual Inspections by Johnny Goetz and/or Mike Renner.**

## **ICC CHAPTER UPDATES FOR APRIL 2021**

- **Virtual Group A Committee Action Hearings** take place April 11 - May 5, 2021: more info [here](#).
  - Register to virtually attend the hearings [here](#).
  - [Click here to check or validate voting status](#).
  - [Click here for more info on voter validation](#).
- Registration is now open for **LEARN LIVE: April 19-22**. Click [here](#) for more information.
- The theme for the 41<sup>st</sup> Annual Building Safety Month is “**Prevent, Prepare, Protect. Building Codes Save.**” More information at [www.buildingsafetymonth.org](http://www.buildingsafetymonth.org) and the Proclamation Guide is found [here](#).
- The recently passed [American Rescue Plan \(ARP\) Act of 2021](#) provides \$350 billion in assistance to state, local, tribal, and territorial governments through newly established Coronavirus State and Local Fiscal Recovery Funds. Building and fire prevention departments can use this funding for hardware and software investments as well as salaries and department operations. Find out more [here](#).
- Deadline for **ICC Award nominations** extended to April 12. Click [here](#) for more info.
- Check out [ICC's Scholarship Program](#) which is eligible for children of code enforcement agency personnel.
- In [Episode 38](#) of ICC's **Pulse Podcast**, [Sara Yerkes](#), Code Council Senior VP of Government Relations and [Lakisha Woods](#), President and CEO of the National Institute of Building Sciences (NIBS) discuss the NIBS and ICC's shared commitments to resilience and sustainability.

# ICC Government Relations Monthly Update – April 2021

Follow @ICC\_GR on [Twitter](#) for breaking news & announcements throughout the month.

Click [here](#) and [here](#) for the ICC Government Relations Staff Regional Maps.

**Register by April 9 to get the best availabilities for the virtual ICC Learn Live set for April 19-22**

Register today and join your fellow professionals and the International Code Council April 19-22 for the second virtual [ICC Learn Live](#) event. It will address the most pressing issues and priorities for building safety professionals such as off-site construction, managing the cannabis industry, communications tactics for code officials and overviews of the significant changes to the 2021 International Codes (I-Codes). Educational sessions will offer continuing education units (CEUs). The week's sessions will cover:

- Monday, April 19: Building Safety Industry Updates
- Tuesday, April 20: Leadership and Support
- Wednesday, April 21: Building Safety Industry Trends
- Thursday, April 22: 2021 International Code Significant Changes

[Click here to see the schedule](#) of courses and instructors. [Click here to review the registration information](#). Daily and weekly passes are available. A list of speakers is available by [clicking here](#).

**Building departments are eligible for additional funding from the American Rescue Plan Act of 2021**

Responding to economic upheavals from the COVID-19 pandemic, the U.S. Congress and White House enacted the American Rescue Plan (ARP) Act, which includes the **Coronavirus State and Local Fiscal Recovery Funds (FRF)** to provide \$350 billion to assist state, local, tribal, and territorial governments. That's \$200 billion more than the CARES Act. ICC worked with a coalition of organizations to encourage Congress and the Administration to support additional assistance for state and local governments. As a result of this new package jurisdictions facing revenue downturns can use FRF resources to pay code department staff salaries and sustain operations, which could serve as a lifeline to the roughly six in 10 code departments that, per a Code Council [survey](#), experienced or expected future budget cuts. Code departments are also expected to be able use this FRF funding to make hardware and software investments that facilitate department functions during the pandemic. [Read more here](#). Join us on **April 6 at 12:00 PM PT / 3:00 PM ET** to learn more about this federal funding opportunity as it relates to your department's needs. [Register here!](#)

**‘Prevent, Prepare, Protect’: Building Safety Month proclamations are available for you to use**

Each May, [Building Safety Month](#) is the code official's [opportunity to raise the profile](#) of their professions and to communities about their value to America's economic growth and safety. This year's theme is "Prevent, Prepare, Protect: Building Codes Save." The weekly themes are:

- **Week One** (May 1-9): [Energy & Innovation](#)
- **Week Two** (May 10-16): [Training the Next Generation](#)
- **Week Three** (May 17-23): [Water Safety](#)
- **Week Four** (May 24-31): [Disaster Preparedness](#)

The [2021 Proclamation Guide](#) is available [here](#) which can be downloaded. Do not overlook this opportunity to have your ICC Chapter President to [sign a proclamation](#) on behalf of your chapter. And don't miss the opportunity to have 2021 BSM proclamations signed by mayors, county commission chairs, state legislators, Governors and associations and businesses who support a safe and resilient built environment. Click [here](#) to download the 2021 Building Safety Month poster.

**Deadline postponed to April 12 to submit nominations for the Code Council's 2021 annual awards**

The official due date was moved from March 15 to April 12 to submit nominees for the [Code Council's annual awards](#). The Code Council presents awards in several categories each year to honor individuals and organizations for their accomplishments and service to the Code Council and the building safety industry. [Click here](#) and [here](#) to apply for the awards presented at various events, including at the Code Council Annual Conference in September. [Click here to view the 2020 award recipients](#).

**DON'T FORGET TO REGISTER: Committee Action Hearings are April 11-May 5 to watch or participate**

This year's code hearings offer ICC members/non-members, code officials, architects, builders, engineers, fire and plumbing, mechanical, fuel gas, pool and spa professionals the opportunity to provide input on [proposed code changes to the Group A International Codes®](#). See the [2021/2022 Code Development Schedule](#) for details on code chapters, notes and committee information for the Group A codes. Registration is REQUIRED [to participate](#) or to [view hearings](#). The hearing [schedule is seen by clicking here](#). For registration and hearing procedural questions, email the ICC Customer Success Center at [customersuccess@iccsafe.org](mailto:customersuccess@iccsafe.org) or phone 888-ICC-SAFE (888-422-7233), ext. 0. Also, you can earn a maximum of 1.0 CEUs for attending the Committee Action Hearings. [Read more here](#).

**IT'S FREE: Signup starts for Code Council's popular Chapter Leadership Academy set for June 8 online**

It's been held in convention centers in Oklahoma City and Denver, but the 2021 Chapter Leadership Academy will be only as far away as your computer. This year's Academy will be a one-day event and will be held Tuesday, June 8, starting at 10 a.m. Eastern, 9 a.m. Central and 8 a.m. Mountain. Please [register by clicking here](#), so we can send additional details and session information closer to June 8th! If you have any questions, please email [chapters@iccsafe.org](mailto:chapters@iccsafe.org).

**2021 Annual Conference and Public Comment Hearing to be in Pittsburgh starting September 19**

Plans are under way for the 2021 ICC Annual Conference and [Public Comment Hearing](#) to be held on September 19-28 in Pittsburgh, Pennsylvania. The official "save the date" message will go out to members and stakeholders soon. The 2021 event will look a little different with some sessions moving to a virtual format. We'll share more details as we get closer to September.

**International Code Council's 2021 Sponsored Scholarship cycle is open and will close Tuesday, June 29**

The Code Council acts as home for [all five of the Sponsored Scholarships](#). Only ONE application is needed to apply for all of the scholarships in the program, which include:

- [ICC General Scholarship Fund](#)
- [William J. Tangye Scholarship](#)
- [J.W. "Bill" Neese Scholarship](#)
- [C.D. Howard Scholarship](#)
- [Charlie O'Meilie Scholarship](#)

The scholarships are funded by contributors and International Code Council (ICC) Chapters. The scholarship program is managed by the ICC and the recipients for these scholarships are selected by a committee of volunteers. Separate policies are in effect for each scholarship that details the selection and administrative guidelines, eligibility requirements, and the selection criteria. The 2021 Application Form and Recommendation Form are provided here:

- [2021 Application Form](#)
- [2021 Scholarship Recommendation Form](#)

**Newly released ICC Annual Report offers insights on a year of tough challenges, unity and triumphs**

The recently published 2020 ICC Annual Report stands as a testament of the Code Council's resiliency and adaptability facing obstacles while continuing to provide building safety solutions and strategies for a resilient future. "Together, we faced the challenges of 2020 and have overcome obstacles that have made us stronger by building confidence and community through the building safety mission," Board President Greg Wheeler and CEO Dominic Sims said in a joint statement. [Read more here](#).

**Code Council opens application period for its IECC Development Committees to produce the 2024 IECC**

Under the Code Council's new framework, *Leading the Way to Energy Efficiency: A Path Forward on Energy and Sustainability to Confront a Changing Climate*, the IECC will be developed by the combined efforts of a Residential Energy Code Consensus Committee and a Commercial Energy Code Consensus Committee. Responsibilities of the committees include:

- Reviewing and evaluating public input in accordance with the requirements of the Code Council's Consensus Procedures, and building consensus to incorporate input that advances the code's new scope, intent and principles.
- Ensuring any interested public party has the opportunity to provide input on components such as recommending changes to the IECC and commenting on proposed changes.

- Considering the market-readiness of technologies to be incorporated into the code.
- Producing a code that meets the requirements contained in the new scope, intent and principles.

The goal is to include approximately 30 members for each committee that represent a diverse array of experience in building types and energy efficiency strategies, as well as racial, gender and socio-economic diversity. [Read more here](#) about the committees' application process and goals.

### **Code Council's new Credential of Learning Achievement Program goes beyond traditional training**

The International Code Council launched its Credential of Learning Achievement (CLA) program, which goes beyond traditional training in its measurement of comprehension on the subject matter. With training led by industry expert instructors, it is a different method of obtaining a valuable Code Council credential based on training and testing. Responding to required components of training/education and assessment on a specific subject matter, the CLA program provides a different method of obtaining a valuable Code Council credential based on training and testing. [Read more here](#).

### **Tall mass timber interest in several states is driving demand for special inspector certification**

In July, California and South Dakota are expected to join Washington, Oregon and Utah as the latest states to embrace the 2021 International Building Code provisions for tall mass timber (TMT). Growth in TMT buildings will create a demand and need for professionals trained to ensure compliance with code and safety provisions during construction. Other states and cities are also contemplating code changes to pave the way for TMT, including Montana, Virginia and Georgia. [Read more here](#).

### **Code Council's Assessment Center to retire 2012 I-Code based National Contractor examination suite**

Effective June 30, 2021, the Assessment Center will be retiring the 2012 I-Code based National Contractor examination suite. It consists of the following examinations:

|     |                                                            |
|-----|------------------------------------------------------------|
| W11 | National Standard General Building Contractor (A)- W11     |
| W12 | National Standard Building Contractor (B)- W12             |
| W13 | National Standard Residential Building Contractor (C)- W13 |
| W14 | National Standard Roofing Contractor/Subcontractor- W14    |
| W16 | National Standard Master Electrician- W16                  |
| W17 | National Standard Journeyman Electrician- W17              |
| W18 | National Standard Residential Electrician- W18             |
| W24 | National Standard Master Plumber- W24                      |
| W25 | National Standard Journeyman Plumber- W25                  |
| W27 | National Standard Master Plumber with Gas                  |
| W28 | National Standard Journeyman Plumber with Gas              |
| W29 | National Standard Master Mechanical- W29                   |
| W31 | National Standard Journeyman Mechanical- W31               |
| W39 | National Standard Master Gas Pipe Fitter                   |
| W46 | National Standard Framing Contractor                       |
| W49 | Electrical Contractor                                      |

Note, this does not affect any jurisdictions who have specific examinations to the 2012 I-codes such as Kansas. The Code Council will continue to offer the 2015 National Contractor examination suite as well as the 2018 I-Code based examination suite.

### **Updated standards referenced in 2021 codes are now available for high-wind regions, storm shelters**

Two new editions, referenced in the 2021 International Codes, are now available in digital and print format. [ICC 500-2020: ICC/NSSA Standard for the Design and Construction of Storm Shelters](#) contains requirements for storm shelters that provide a safe refuge from storms producing high winds, hurricanes and tornadoes. It contains requirements for the structural system, basic occupant life safety



and health, and more. [ICC 600-2020: Standard for Residential Construction in High-Wind Regions](#) was developed to improve building resiliency in high-wind regions where design wind speeds are 120–180 mph. This edition includes updates to align with ASCE/SEI 7-16 and the 2021 IBC and 2021 IRC.

### **ASHRAE and Code Council release new International Green Construction Code User's Manual**

ASHRAE and the International Code Council have released the [2018 International Green Construction Code® \(IgCC®\) User's Manual](#). The manual provides readers an understanding of the requirements of the code and how those requirements may be met. The publication contains sample calculations, forms to demonstrate compliance, and references to helpful resources and websites. [Read more here](#).

### ***GOT PULSE?* Sara Yerkes and Lakisha Woods discuss NIBS and ICC's commitments to sustainability**

In [Episode 38](#) of ICC's Pulse Podcast, [Sara Yerkes](#), Code Council Senior VP of Government Relations and [Lakisha Woods](#), President and CEO of the National Institute of Building Sciences (NIBS) discuss the NIBS and ICC's shared commitments to resilience and sustainability.

### **Upcoming from the Code Council Learning Center: Institutes, training, webinars, etc.**

Online learning is available from the [ICC Learning Center](#). Find course [listings you'd like to attend](#) in the ICC Learning Center using the Search function. Single-day training events are an opportunity to focus on topics to ensure your code knowledge stays up to date, with some seminars offering a Virtual Classroom option so you can participate in the event from any location with an internet connection:

- April 6 - 2018 IMC® Webinar Series: [Boilers and Hydronic Piping](#).
- April 7- [2018 IFC® and IBC® Hazardous Materials Provisions](#).
- April 7 - Permit Tech Webinar Series: [Legal Principles](#).
- April 8 - [2018 IRC® Performing Residential Plumbing Inspections](#).
- April 13 - 2018 IMC® Webinar Series: [Refrigeration, Fuel Oil Piping and Storage and Solar Systems](#).
- April 14 - 2018 IPC Webinar Series: [Chapters 1, 2 and 3](#).
- April 15 - [Advanced Legal Aspects of Code Administration for Building Officials and Inspectors](#).
- April 16 - [Getting the Most out of the 2018 IPMC®](#).
- April 19–22 - [ICC Learn Live](#) - an innovative 4 day online training event.
- April 19-23 - [2018 Plan Review](#).
- April 20 - Code Enforcement Webinar Series: [Officer Safety in Hazardous Buildings](#).
- April 21 - [2021 IBC® Significant Changes](#).
- April 21 - 2018 IPC Webinar Series: [Chapters 4, 5 and 6](#).
- April 22 - Leadership Webinar Series: [Making a Difference](#).
- April 27 - Code Enforcement Webinar Series: [Drug Awareness for Code Enforcement Officer](#).
- April 27-28 - [When Disaster Strikes](#).
- April 28 - 2018 IPC Webinar Series: [Chapters 7 and 8](#).
- April 29-30 - [2018 Commercial Building Inspection](#)
- May 3-7 - [2018 Residential Building Inspector - B1 Certification Test Academy](#).
- May 4 - Code Enforcement Webinar Series: [Gang Awareness for the Code Enforcement Officer](#).
- May 5 - 2018 IPC Webinar Series: [Chapters 9 and 10](#).
- May 11 - Code Enforcement Webinar Series: [Mental Illness and Code Enforcement](#).
- May 12 - 2018 IPC Webinar Series: [Chapters 11–14](#).
- May 12-14 - [2018 Building Plans Examiner - B3 Certification Test Academy](#).
- May 13 - [Complaint Management from Start to Finish](#).
- May 17-19 - [2018 Permit Tech Certification Test Academy](#).
- May 24-28 - [2018 Commercial Building Inspector - B2 Certification Test Academy](#).
- May 26 - [Report Writing for the Code Official](#).
- May 27 - [Basic Code Enforcement](#).
- June 8 - 2018 Fire Inspector Webinar Series: [Special Occupancies and Operations](#).
- June 9 - [Applying the Codes to Cannabis Facilities](#).
- June 10 - [2018 Accessibility & Usability](#).



- June 14-16 - [2018 Property Maintenance & Housing Inspector - 64 Certification Test Academy](#).
- June 15 - 2018 Fire Inspector Webinar Series: [Regulated Materials and Processes](#).
- June 17 – Leadership Webinar Series: [Say What You Mean and Mean What You Say](#).
- June 21-23 - [2018 Fire Inspector I - 66 Certification Test Academy](#).
- June 29 - [2019 CRC Essentials](#).
- June 30 - [2019 CBC Essentials](#).

Check out more [upcoming learning opportunities here](#).



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**CHAPTER REPORT  
SPRING 2021**

**UPCOMING CALBO EVENTS:**

*CALBO's 2021 Annual Conference* (Newport Beach): May 16-20, 2021  
**In-Person & Full Virtual**

*Mini-Education Week Orange County* (Newport Beach) – May 19-21, 2021  
**In-Person & Full Virtual**

*Education Week North* (San Ramon) – September 13-16, 2021  
**In-Person & Full Virtual**

*Education Week South* (Ontario) – October 25-28, 2021  
**In-Person Only**

*Building Officials Leadership Academy* (Ontario) – October 25-29, 2021  
**In-Person Only**

*CALBO's 60<sup>th</sup> Annual Business Meeting* (Los Angeles) – March 28-31, 2022  
**In-Person Only**

**CALBO's 2021 ANNUAL (SUMMER) CONFERENCE**

- Given that CALBO Board elections will not take place in 2021, CALBO is still hosting a professional development event to bring the membership together.
- Registration for the 2021 CALBO “Summer” Annual conference will be available March 19 on CALBO’s website. More details to come on this front.
- The event will be offered as a hybrid, with a fully viewable professionally broadcast virtual viewing option. Onsite attendance is also available.
- Room reservations at the Newport Beach Marriott can be made in advance [here](#). The overnight rate is \$159, with no resort fee.
- A golf tournament will be held on Sunday, May 16 at Strawberry Farms Golf Club in Irvine. More details will be available with the conference registration materials.
- If you have a registration from a previous CALBO event that you would like to use, please do not register separately. CALBO will reach out to you directly to transfer your registration to the new event.

### **COVID-19 NECESSITATED CHANGES**

- **CALBO encourages all members and industry professionals to heed all advice of federal, state and local health department officials to stay safe and well.**
- Following the lead of the International Code Council (ICC) Board and at the written request of many members, elections for the CALBO Board will not be held in 2021. All current CALBO Board Members and Officers will remain in place until the 60<sup>th</sup> Annual Business Meeting in March 2022 (Los Angeles).
- CALBO's 59<sup>th</sup> Annual Business Meeting, scheduled for March 2021 in Sacramento, has been cancelled at the request of the hotel. The function space at this property was not conducive to social distancing.
- Given that no CALBO Board elections will occur in 2021, there will not be a need for a CALBO business session. However, CALBO will hold an annual conference May 16-20, 2021 at the Newport Beach Marriott. Making use of outdoor space will be a primary component for this conference. Registration available March 19 through CALBO's website.
- The newest CALBO website resource is the "COVID-19 Response" page that includes a toolkit of CALBO member highlights, online resources, and events and webinars. As jurisdictions are developing new processes through the COVID-19 pandemic to serve their communities, please use these resources to learn from one another and gain resources for your departmental needs. If you have a suggestion for this page, please reach out to the CALBO office at 916-457-1103 or [info@calbo.org](mailto:info@calbo.org).
- We are living in changing times, and CALBO has done its best to adapt to our new circumstances surrounded the COVID-19 pandemic. The CALBO office is fully operational, so do not hesitate to reach out via phone or email should you need assistance.
- CALBO reminds all members that the Listserv is a great way to stay connected with your professional peers.
- The CALBO Board continues to meet virtually and is committed to moving association business forward. Please reach out to your Board Liaison, if you have any specific questions or feedback about the upcoming new year.

### **CALBO GOVERNANCE**

- The current CALBO Board will stay in place for an additional year. All terms have been extended until the next Annual Business Meeting in 2022, when Board elections will again be held. Thank you to the members and chapters who reached out requesting this change and ensuring continuity of leadership through this pandemic.
- The CALBO Board has continued its commitment to fiscal responsibility through the pandemic. To date, CALBO has continued to prudently operate by making necessary cuts and strategic modifications to CALBO's operational budget.
- President Diller has chartered a new policy committee entitled Alternative Housing & Practices Committee to work with state legislators and local officials on reasonable and

enforceable solutions. Interested persons should send their resume to [info@calbo.org](mailto:info@calbo.org) for consideration as a member of the committee.

- An advisory committee has been chartered of major jurisdictions with populations above 400,000. Recognizing the leadership role major jurisdictions play in their regions, CALBO hopes to support their efforts.
- Based on member feedback, the CALBO Board continues to work towards Board driven goals to include:
  1. Focus on legislation and advocacy at the state level
  2. Developing the next generation of code officials
  3. Education & training for the code change year
  4. Code development at all levels; national, state and local
  5. Input on tall wood structures (continued involvement in code change proposals)
  6. ISO surveys; research and share information on process and procedure
  7. Post disaster recovery toolkits & handouts
  8. Advancement and promotion of the Building Official profession
  9. Creation and recording of CALBO history
- Each ICC California Chapter has been assigned a CALBO Board Member liaison. Board Member liaisons serve as the conduit between local chapters and the CALBO Board. Board Members will supply updates and attend meetings throughout the upcoming year. Given that the Board has not been able to meet yet this membership year, the liaisons are subject to change. The CALBO Board is committed to engaging as much as possible with chapters through this pandemic.
  1. CalBIG – Sharon Goei
  2. Central Coast – Bryan Spain
  3. Citrus Belt – Jesse De Anda
  4. County Building Officials – Mike Brinkman
  5. East Bay – Mike Brinkman
  6. Foothill – Victor Cuevas
  7. High Desert – Andrew Stuffer
  8. Los Angeles Basin – Victor Cuevas/Jesse De Anda
  9. Monterey Bay – Sharon Goei/Bryan Spain
  10. Napa/Solano – Shane Diller
  11. NorCal FPOs – David Gonzalves/Shane Diller
  12. Orange Empire – Victor Cuevas/Jesse De Anda
  13. Peninsula – Sharon Goei
  14. Redwood Empire – Brad Wungluck
  15. Sacramento Valley – Shane Diller
  16. San Diego – Board
  17. San Joaquin Valley – Mike Brinkman
  18. Shasta/Cascade – Shane Diller
  19. SoCal FPOs – Andrew Stuffer
  20. Ventura – Andrew Stuffer
  21. Yosemite – Mike Brinkman, David Gonzalves and Brad Wungluck

- CALBO is seeking to serve as an information gathered for Code Development efforts at all levels. Given the vigilant work of the codes committees of regional (Tri) chapters throughout California, CALBO did not want to be in conflict with their efforts. CALBO has created a webpage to post and coordinate all California code change proposals. We hope this [page](#) will be a valuable tool for those virtually attending the upcoming ICC hearings.
- CALBO continues to update its website [www.calbo.org](http://www.calbo.org), which includes large enhancements to the registration portal designed for member ease. Initial feedback on the design has been favorable. More features will be added to adopt to membership needs.
- The Board is working on a few membership toolkits. The idea behind these toolkits is that template policies, ordinances, best innovative practices and procedures would be availed to the CALBO community as optional resources. Current toolkits under development include: innovative practices, internship programs, and seismic resiliency, inventories and procedures.
- The CALBO Board has approved the following future ABM locations: Newport Beach Marriott (May 2021); Millennium Biltmore Los Angeles (March 27-31, 2022) and the Hyatt Regency Mission Bay/San Diego (March 5-9, 2023). Plans are underway to return to Sacramento and Indian Wells in 2024 and 2025 given that these locations were cancelled during the pandemic.

### **EDUCATION & TRAINING**

- The Newport Beach Education Week took place from December 14-17, 2020. This was CALBO's first hybrid and largest, single event in our 68-year history with 2,625 students trained during the week. It was produced and coordinated by an outside audio/visual company that allowed for both virtual and in-person attendance. Thank you to the instructors who taught the courses and subject matter experts who worked with the online students to ensure the best learning platform for all.
- CALBO will resume its Annual Education Weeks in San Ramon from September 13-16, 2021 and Ontario from October 25-28, 2021. There will be a virtual attendance option in San Ramon. Course information and registration will be available in late Spring 2021.
- CALBO continues to offer monthly live webinars – a great way to earn CEUs from your home or office. These webinars are specialized training opportunities that provide insight into a single code topic that complements CALBO's full-day courses and have a smaller attendance to ensure students have more time for instructor engagement, including questions and answers with the instructor. Example webinar topics include accessibility 11A and 11B, energy code topics, solar photovoltaic and energy storage systems, ADUs, electrical code, egress and much more. Details and registration are currently available at [www.calbo.org](http://www.calbo.org).
- The 2020 BOLA class meet in Southern California at the Newport Beach Education Week from December 14-17. Due to the pandemic, a smaller group was admitted into the 2020 program, so this year's program is expected to fill quickly. More information about the 2021 program will be released in Spring 2021. A waitlist is for the upcoming

program is in place. Interested students should reach out to Lauren Herman at [lherman@calbo.org](mailto:lherman@calbo.org).

- In 2019 and 2020, large changes were made to the CALBO online training registration system based on feedback from membership. This new and improved system will serve jurisdictional needs across the state when registering staff for their CEUs. New features include listing course descriptions, ICC and AIA course numbers with course titles on the online registration page along with new internal course management features for staff.
- CALBO has again collaborated with ICC to offer publications for the code change year; 2019 Significant Changes to the California Building Code and the 2019 Significant Changes to the California Residential Code. Both publications were jointly produced and the profits shared between the organizations. The publications are currently available through the ICC Bookstore.
- The CALBO Training Institute (CTI) is seeking new instructors and course developers. CTI will help you develop your speaking and listening skills, provide you an opportunity to co-teach with a seasoned instructor to gain hands-on experience in the classroom, learn how to create and implement a course plan, and utilize your knowledge to become a subject matter expert. Look for more information and an application in the upcoming 2021-22 CALBO Training Catalog. Contact Lauren Herman at [lherman@calbo.org](mailto:lherman@calbo.org) with questions.

#### **CALBO PARTNERS**

- **CALBO IS EXTREMELY GRATEFUL FOR THE UNWAIVERING SUPPORT OF OUR PARTNERS THROUGH THESE TRYING TIMES.**
- CALBO successfully launched the CALBO Partner Program in 2018 which offered annual packages granting special access to CALBO's Education Weeks and Annual Business Meeting Sponsor and Exhibitor Program. Due to its popularity, CALBO is once again offering exclusive sponsorship opportunities to its members. Sponsors can make one payment and streamline their participation in these events for the remainder of the year. Sponsorships run with the membership year: April 1 – March 31.
- CALBO would like to recognize the following companies for their participation in the CALBO Partner Program. Thank you for your continued support and collaboration!
  - Gold Sponsors: **CSG Consultants, Interwest Consulting Group, Optimum Seismic, 4LEAF, Inc, and Willdan Engineering**
  - Silver Sponsor: **TRB + Associates and Bureau Veritas**
  - Bronze Sponsors: **International Code Council, Shums Coda Associates, and Simpson Strong-Tie**
  - If you would like more information about this program or other advertising, exhibitor and sponsorship opportunities, contact Anne Jungwirth at [ajungwirth@calbo.org](mailto:ajungwirth@calbo.org).

## **GOVERNMENT AFFAIRS**

- Up to the minute legislative updates, when the State Legislature is in session, are always available to members at [www.calbo.org](http://www.calbo.org).
- The state legislature reconvened for the first year of the 2021-2022 session on January 11, 2021.
- The bill introduction deadline was February 19, and almost 2,500 bills were introduced.
- CALBO has monitored and analysed all bills introduced, which will be put before the Legislative Committee in the weeks ahead.
- Because of continued meeting constrictions, due to COVID-19, committee hearings and bill passage rates will be limited this year.
- Last year, many of CALBO's high priority issues were delayed and ultimately died due to the limitations placed on the number of bills that were passed off of the floor. This year, many of the same bills have been reintroduced in hopes that they might make the cut. However, since this is the first year of the two-year session, they will have the opportunity to pass in 2022 even if they do not make the September deadline.
- In order to stay current on legislative priorities internally, CALBO's Legislative Committee is working on a set of webinars for the entire membership. These webinars will address specific issue areas that effect Building Departments and their staff. These will be released in the upcoming months.

## **LEGISLATIVE REPORT/BILLS OF INTEREST**

### **AB 970 (McCarty) Planning and zoning: electric vehicle charging stations: permit application approval**

**CALBO Position:** *Oppose* (Pending)

**Status:** Introduced

**Summary:** Existing law requires a city, county, or city and county to administratively approve an application to install an electric vehicle charging station through the issuance of a building permit or similar nondiscretionary permit subject to a limited review by the building official of that city, county, or city and county. This bill would require an application to install an electric vehicle charging station to be deemed complete if, 5 business days after the application was submitted, the city, county, or city and county has not deemed the application to be incomplete. The bill would require an application to install an electric vehicle charging station to be deemed approved if 15 business days after the application was submitted, (1) the city, county, or city and county has not approved the application, as specified, (2) the building official has not made a finding that the proposed installation could have an adverse impact upon the public health or safety or required the applicant to apply for a use permit, as specified, and (3) all required approvals from the local publicly owned electric utility or electrical cooperative have been obtained.

**Observations:** This bill is a reintroduction of the same language that was proposed last year. Yet again, the bill is sponsored by Electrify America – the producers and installers of electrical vehicle charging stations. CALBO has met with their staff to understand the intent of this bill



and express our concerns. The sponsors have communicated frustration with local jurisdictions lack of compliance with [current law](#), and are sponsoring this measure in order to streamline the process even further. CALBO reached out to its members last year to assess local processes, and would like to approach local compliance with further education rather than more legislation. CALBO plans on working with our local government partners, as we have in the past, to defeat the measure.

**AB 1329 (Nazarian) Building codes: earthquakes: functional recovery standard**

**CALBO Position:** *Support* (Pending)

**Status:** Introduced

**Summary:** Existing law provides for the adoption of building standards by state agencies by requiring all state agencies that adopt or propose adoption of any building standard to submit the building standard to the California Building Standards Commission for approval and adoption. This bill would require the Building Standards Commission to develop, adopt, and publish building standards that would require new construction of buildings, except for buildings regulated by the Office of Statewide Health Planning and Development or the Division of the State Architect, to be designed and built to a functional recovery standard, as defined, for earthquake loads. The bill would specify that if a functional recovery standard is not completed in time for inclusion in the building code with an effective date of January 1, 2026, engineered buildings will be assigned to Risk Category IV, as defined in the building code. The bill would require the commission to actively consult with interested parties in proposing and adopting functional recovery standards.

**Observations:** This bill is a revival of a similar bill from 2018, 2019, and 2020. Previous versions have been stopped in the Appropriations Committee due to budgetary concerns. CALBO previously opposed a past version of this bill as it contained restrictive language regarding the working group. That language has been removed, and CALBO supports the current language. CALBO is supportive of functional recovery and looks forward to working with the author and other stakeholders to ensure building safety.

**SB 55 (Stern) Very high fire hazard severity zone: state responsibility area: development prohibition.**

**CALBO Position:** *Oppose* (Pending)

**Status:** Introduced

**Summary:** Existing law requires the Director of Forestry and Fire Protection to identify areas of the state as very high fire hazard severity zones based on specified criteria. This bill would, in furtherance of specified state housing production and wildfire mitigation goals, prohibit the creation or approval of a new development in a very high fire hazard severity zone or a state responsibility area. By imposing new duties on local governments with respect to the approval of new developments in very high fire hazard severity zones and state responsibility areas.

**Observations:** SB 55 is a reintroduction of Senator Stern's bill from last year. Similar to last year, CALBO opposes this measure as it specifically targets rural areas also known as Very High Fire Hazard Severity Zones or State Responsibility Areas (SRA) which encompass almost a third of California. Prohibiting housing development in these regions is problematic as Building Departments are primarily funded by building permit and construction fees. The

Building Department, and its staff, would struggle to continue serving the community if all housing and commercial projects in the community were terminated. Ceasing all development in these areas would not only impact local building departments, which are already under financial strain, but also negatively affect the inhabitants of the region. CALBO will continue to closely monitor this bill.

**SB 296 (Limon) Code enforcement officers: safety standards.**

**CALBO Position:** *Watch* (Pending)

**Status:** Referred to the Senate Public Safety Committee

**Summary:** Existing law defines the term “code enforcement officer” as a person who is not a peace officer, who has enforcement authority for health, safety, and welfare requirements, and who is authorized to issue citations or file formal complaints, as specified. This bill would require each local jurisdiction that employs code enforcement officers to develop safety standards appropriate for the code enforcement officers employed in their jurisdiction.

**Observations:** As introduced, this bill is currently in “spot” bill form. The author has introduced a concept, without putting substantive language into the measure. CALBO will monitor the bill closely to see what the author’s intentions are.

**SB 736 (Newman) Public safety: pools and spas: drowning prevention: home inspectors.**

**CALBO Position:** *Watch* (Pending)

**Status:** Introduced

**Summary:** Under the Swimming Pool Safety Act, upon the issuance of a building permit for construction of a new swimming pool or spa, or the remodeling of an existing pool or spa, at a private, single-family home, the pool or spa is required to be equipped with at least 2 of 7 drowning prevention safety features. The act requires the local building code official to inspect and approve the drowning prevention safety devices before the issuance of a final approval for the completion of permitted construction or remodeling work. This bill would encourage the use of an isolation fence or removable isolation mesh fencing to meet these requirements, and would specify that these requirements are not met by an exit alarm and a self-closing, self-latching device used on the same door or on 2 separate doors that provide access to the swimming pool or spa. The bill would require these requirements to apply equally to all local jurisdictions, and would prohibit a local jurisdiction from imposing different or stricter requirements.

**Observations:** This is not a new issue to CALBO and we have been a strong proponent of the Swimming Pool Safety Act in the past. CALBO has not been approached by the sponsor or author on the issue, and we are in the fact gathering phase to develop a position on the issue.



# Efficiency Division Updates

CALIFORNIA ENERGY COMMISSION

REACO ICC Monthly Meeting

April 2021

## Efficiency Division Updates

- Business meeting on March 17: Nothing to report.
  - Next business meeting is April 14. **Business Meetings agendas and minutes:** <https://www.energy.ca.gov/proceedings/business-meetings>
- **Blueprint #133 January-March 2021** is now available!  
<https://www.energy.ca.gov/newsroom/blueprint-newsletter>
- New **2019 Nonresidential Water Heating presentation** now available on the ORC  
<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/online-resource-center/water>
- The **implementation proceeding** for certified mechanical acceptance test technicians to perform mechanical acceptance testing is moving forward:  
<https://www.energy.ca.gov/programs-and-topics/programs/acceptance-test-technician-certification-provider-program/mechanical>
  - The plan is expected to be presented at the April 14 business meeting for approval
- New ADU **cost effectiveness report** available as resource for local jurisdictions in the reach code development process: <https://localenergycodes.com/>

## Energy Code Training and Events

- **Energy Commission training:** [www.energy.ca.gov/title24/orc/schedule\\_oe/index.php](http://www.energy.ca.gov/title24/orc/schedule_oe/index.php)
  - April 21: Residential Lighting Requirements webinar for CALBO
- **Energy Code Ace training:** [www.energycodeace.com/training](http://www.energycodeace.com/training)
- **PG&E training:** [www.pge.com/pec](http://www.pge.com/pec)
- **BayREN training:** [www.bayrencodes.org/services/trainings/](http://www.bayrencodes.org/services/trainings/)

## Energy Code Resources

- **Online Resource Center:** <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/online-resource-center>
- **Energy Standards Hotline email:** [Title24@energy.ca.gov](mailto:Title24@energy.ca.gov) or call 800-772-3300

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

- **Blueprint Newsletter email list:** <https://www.energy.ca.gov/newsroom/blueprint-newsletter>
- **Building Standards email list:** <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards>
- **Appliance Standards email list:** <https://www.energy.ca.gov/rules-and-regulations/appliance-efficiency-regulations-title-20>

## Pre-Rulemaking for the 2022 Energy Code

- California Energy Commission (CEC) **2022 Energy Code development schedule**: [https://www.energy.ca.gov/sites/default/files/2020-05/2022\\_Standards\\_Update\\_Schedule.docx](https://www.energy.ca.gov/sites/default/files/2020-05/2022_Standards_Update_Schedule.docx)
- Visit the **California Energy Codes & Standards website** to review 2022 initiatives and participate in the development process stakeholder meetings: <https://title24stakeholders.com/>
- For the most recent updates, visit the **CEC docket 19-BSTD-03** or the **CEC 2022 Energy Code web page**: <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency>
- CEC has published the **pre-rulemaking draft of the 2022 Energy Code Express Terms** to inform the general public and to solicit feedback on the proposed amendments.



# BayREN Codes & Standards Program

## 2021 Monthly REACO Energy Code Training Series

Live Online Webinars

### Residential Additions

**Date:** Thursday, April 21, 2021

**Time:** 9:00 am – 10:00 am

**Description:** This course will explore specific instruction on residential additions.

**Target Audience:** Building Department Staff

**CEUs Available:** ICC: 0.1

[Webinar Registration Link](#)

### Residential Alterations

**Date:** Wednesday, May 19, 2021

**Time:** 9:00 am – 10:00 am

**Description:** This course will explain how to process residential alterations projects, which are mostly over-the-counter permits such as HVAC changeouts, window replacements and water heater replacements.

**Target Audience:** Building Department Staff; CEUs Available: ICC: 0.1

[Webinar Registration Link](#)

### Residential Envelope Compliance

**Date:** Wednesday, June 23, 2021

**Time:** 9:00 am – 10:00 am

**Description:** This course will investigate residential envelope compliance issues.

This course will provide a basic review of nonresidential new construction energy codes.

**Target Audience:** Building Department Staff; CEUs Available: ICC: 0.1

[Webinar Registration Link](#)

***Mark your calendars for the trainings below! Registration Links Coming Soon!***

### 2019 Energy Code Changes - Nonresidential

**Date:** Wednesday, July 21, 2021

**Time:** 9:00 am – 10:00 am

**Description:** This course will provide an overview of the 2019 nonresidential Energy Code changes.

**Target Audience:** Building Department Staff; CEUs Available: ICC: 0.1

### Nonresidential New Construction

**Date:** Wednesday, August 25, 2021

**Time:** 9:00 am – 10:00 am

**Description:** This course will provide a basic review of nonresidential new construction energy codes.

**Target Audience:** Building Department Staff; CEUs Available: ICC: 0.1

### Nonresidential Tenant Improvements and Alterations

**Date:** Wednesday, September 22, 2021

**Time:** 9:00 am – 10:00 am

**Description:** This course will explore nonresidential tenant improvements and alterations compliance issues.

**Target Audience:** Building Department Staff

CEUs Available: ICC: 0.1

Contact Christine Condon, County of Sonoma BayREN Codes and Standards Program Representative for more information: [Christine.Condon@sonoma-county.org](mailto:Christine.Condon@sonoma-county.org).



## Codes and Standards Program Trainings and Resources

### BayREN Live Online Customized Reach Code Trainings

Live Online Webinars

**Description:** This course will help attendees understand and better enforce adopted reach codes within a specific jurisdiction. The course includes a combination of general practices as well as customized training for the jurisdiction's reach code. Reach Code Trainings are customized to address a city or county-specific Reach Code and are intended for city-specific or county-specific staff.

**Target Audience:** City-specific plan checkers, field inspectors, building department staff

**Duration:** Short Course (60-90 min) - Instructors are available remotely and trainings can be scheduled Monday to Friday from 7AM to 7PM

### BayREN Codes and Standards Program Resources: Reach Codes & Policies

<https://www.bayrencodes.org/reachcodes/>

- [Why Adopt a Reach Code?](#)
- [What Local Governments Need to Know about Energy Efficiency Reach Codes](#)
- [Legal Requirements for Reach Codes](#)
- [Process & Timeline for Reach Code Development and Adoption](#)
- [Types of Reach Codes](#)
- [Reach Codes for the 2019 California Building Code](#)
- [Adopted Reach Codes](#)
- [Resources](#)

Contact Christine Condon, County of Sonoma BayREN Codes and Standards Program Representative for more information and to schedule trainings: [Christine.Condon@sonoma-county.org](mailto:Christine.Condon@sonoma-county.org).



## DAVID J. SPENCER

478 S Mason Ave East Wenatchee, WA 98802

Cell (509) 760-8867

ICC Email: [dspencer@iccsafe.org](mailto:dspencer@iccsafe.org)

Personal Email: [baseballgame14@gmail.com](mailto:baseballgame14@gmail.com)

### OPERATIONS MANAGER/ADAMS COUNTY

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## ACCOMPLISHMENTS

### Organizations and Committees

- 2017-Present: ICC Board of Directors/Director At-Large
- 2018-2019: WA State Building Code Council TAGs (Technical Advisory Groups) for 2018 IRC
- 2016-2018: ICC Foundation Board of Directors
- 2016-2019: ICC-ES Board of Managers & ICC Board Liaison
- 2016: ICC Nominations Committee
- 2017: ICC Region II President
- 2016-2017: ICC Region II Vice-President
- 2015-2017: WABO Board/Government Relations & Legislative Chairperson
- 2015-2016: ICC Region II Nomination/Candidate Support Committee Chairperson
- 2013-2019: ICC Region II Nomination/Candidate Support Committee
- 2015-2016: ICC Region II Treasurer
- 2014-2015: ICC Region II Secretary
- 2014-2017: ICC Exam Development Committee for Property Maintenance & Housing & Zoning Inspector
- 2015-2017: ICC BMOC (Building Official Membership Council) RTP (Raising the Profile) subcommittee
- 2014-2018: WABO Code Official Apprenticeship Program committee
- 2014-2015: WA State Building Code Council TAGs (Technical Advisory Groups) for 2015 IRC & 2015 WA State Energy Code
- 2013-2014: ICC Exam Development Committee for Coastal Construction/Disaster Response Inspector
- 2013-2014: Grays Harbor County, WA Building Code Appeals Advisory Board
- 2012-2014: Committee Chair for Education & Membership for Rainier Chapter of ICC
- 2012-2018: ICC Region II website administrator
- 2010-2011: North Central WA Chapter of ICC Committee Chair, Code Development

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## AWARDS

- 2017 Certificate of Appreciation, City of North Bend
  - 2016 Certificate of Appreciation, City of North Bend
  - 2015 WA State Code Official of the Year, Washington Association of Building Officials (WABO)
  - 2015 Certificate of Appreciation, City of North Bend
  - 2016, 2015, 2014, 2011 ICC Code of Honor Scholarship recipient
-



## **EMPLOYMENT**

### **Operations Manager**

**November 2020-Present**

*Adams County, WA*

Working with a team consisting of Plans Examiners, Building Inspectors, and consultants with plan reviews, inspections, manpower, customer service, and technology needs. Responsible for activities in several areas to include but not limited to mentoring of team, budgeting, plan reviews, inspections, implementation and adoption of building codes, staffing, customer service, jurisdictional relations, resource management, legal/regulatory compliance, reporting, financial management, and representation.

### **Building Official**

**May 2019-November 2020**

*Chelan County, WA*

Managed all aspects of operations related to Building Department functions to include but not limited to: Management of inspector/plans examiner, and permit tech staff within Building dept. functions, budgeting, plan reviews, inspections, implementation and adoption of building codes, fire codes, county ordinances, issuance of building, plumbing, mechanical, fuel gas and miscellaneous permits. Floodplain administration, zoning regulations, certificates of occupancy, handout design and code enforcement of county, state, and related codes. Participation in pre-application meetings to consult with Architects, Engineers, contractors, and owners related to their projects.

### **Operations Manager**

**June 2017-May 2019**

*West Richland, WA*

Working with a team consisting of Plans Examiners, Building Inspectors, and consultants with plan reviews, inspections, manpower, customer service, and technology needs. Responsible for activities in several areas to include but not limited to: mentoring of team, budgeting, plan reviews, inspections, implementation and adoption of building codes, staffing, customer service, jurisdictional relations, resource management, legal/regulatory compliance, reporting, financial management, and representation.

### **Building Official**

**January 2014-June 2017**

*North Bend, WA*

Mentorship and development of Building Department staff for building inspector/plans examiner and permit technician. Management, implementation, and oversight of department for building codes, fire codes, code enforcement, budgeting, plan reviews, city ordinances, issuance of permits and zoning regulations. Oversight of floodplain administration.

### **Building Official/Public Works Assistant**

**April 2010-January 2014**

*Westport, WA*

Mentorship and development of Building Department staff for permit technician. Management, implementation, and oversight of department for building codes, fire codes, code enforcement, budgeting, plan reviews, city ordinances, issuance of permits and zoning regulations. Oversight of floodplain administration. Management of coordination with city departments of building, fire, water, and sewer.

### **Building Inspector**

**August 2007-September 2009**

*Grant County, WA*

Duties included multi-tasking field inspections, plan reviews, code enforcement, answering public questions via phone and at the counter, and general office work. I created an enforcement tracking system that has enabled a more readily accessible code violators' information at a glance. Helped design handouts for public use.

**Building Inspector****May 2006-August 2007***Chelan, WA*

Duties included field inspections, code enforcement, plan reviews and weed abatement. Designed and implemented City wide weed abatement program by tracking property owners' compliance with the adopted weed control ordinance. Answered public questions and performed general office work. Provided support for the Planning Department by reviewing plans for lot coverage, setbacks, and height restrictions.

**Contractor/Construction Worker****January 1994-November 2004****&****January 1987-December 1992***Ephrata, WA*

Conducted supervision of workers during construction of various residential and commercial projects. Work included all phases of construction of commercial and residential projects. Interaction with Building Officials and inspectors at pre-construction meetings and with onsite issues.

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**MEMBERSHIPS**

- International Code Council
- Washington Association of Building Officials (WABO)
- Region II of ICC
- Member of North Central WA Chapter of ICC
- Member of North West WA Chapter of ICC
- Member of Western WA Chapter of ICC
- Member of PermitTechNation (PTN)
- American Wood Council (AWC)
- Past member of Rainier Chapter of ICC
- Past member of International Association of Building Officials (IABO)
- Past member ACCA (The Indoor Environment & Energy Efficiency Association)
- Past member of NFPA #2769087
- Past member of WA State Association of Permit Technicians (WSAPT)
- Past member of Washington State Association of Code Enforcement (WACE)

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**CERTIFICATIONS**

- |             |                                   |              |
|-------------|-----------------------------------|--------------|
| • ICC       | Building Code Specialist (CBCO)   | #5292602-B-6 |
| • ICC       | Certified Building Official (CBO) | #5292602-CB  |
| • ICC       | Building Plans Examiner           | #5292602-B3  |
| • IBC       | Commercial Building Inspector     | #5292602-B2  |
| • IRC       | Residential Building Inspector    | #5292602-B1  |
| • IRC & IBC | Building Inspector                | #5292602-B5  |
| • WABO      | ACO/Accredited Code Official      |              |

March 1, 2021

Attn: Chapter President & Members

Re: David Spencer CBO request for letter of support - Reelection to ICC Board of Directors

Dear Chapter President,

The purpose of this letter is to inform you of my intent to seek reelection to the ICC Board of Directors as an At-Large Director during the 2021 Annual Business Meeting in Pittsburgh, PA. I have served the past four years on the ICC Board of Directors as an At-Large Director. During my current term I have worked diligently to educate myself on the issues in order to make decisions that best serve the membership along with our organization, and I have a desire to continue to do so in the future.

As a current member of the ICC Board of Directors I believe that I have helped advocate for resources for the members, to help raise their profiles, and increase professionalism within our industry. During my current term I previously worked to move ICC forward toward achieving the past Vision 2020 strategic plan, along with now working on the established Vision 2025 strategic plan. Also, I have worked to ensure that our ICC organization works to continue to follow its core mission to create the best codes, products, and services. Therefore, ensuring that ICC continues to remain a leader in the building safety industry both nationally and globally.

Before beginning my service on the ICC Board of Directors in 2017 I had also served on the ICC Foundation Board of Directors and ICC-ES Board of Managers. I have been involved in various other capacities, including code hearings and exam development committees, within our ICC organization for many years. I have had the privilege to meet and work with many talented and dedicated individuals and members within our organization during these times.

I believe it is not only important for the ICC membership to continue to find qualified candidates that are willing to serve, but to also find candidates that have a passion to serve our organization and its members. The ICC organization has a dynamic and diverse membership from a variety of backgrounds. It is important to hear, listen, and understand the perspective of all our organization's members. While it is fundamentally important to realize where the organization has come from, it is also critically important to understand where the organization is heading in the future. The long-term sustainability of our organization is important alongside the organizations continued service and dedication to its members.

I have been actively involved in the construction industry in numerous capacities for over 30 years. These experiences and my time on the ICC Board of Directors have prepared me to understand the various perspectives of the membership, chapters, building and fire service, and to understand the ongoing importance of the fiscal responsibilities of our ICC organization. I have attached a brief resume for your review. I understand that there is only so much that can be learned from a resume. Therefore, I welcome the opportunity to either speak with you or interview with your chapter by whatever means deemed appropriate, if so desired.

You may view my ICC board profile at <https://www.iccsafe.org/about/leadership/david-spencer/>  
You may also view my LinkedIn profile at <https://www.linkedin.com/in/david-spencer-cbo-b6655217>

I would consider it an honor to receive a letter of support from your chapter for my reelection in order to continue my ongoing and dedicated service on the ICC Board of Directors along with continuing to serve the entire membership of our organization.

If your chapter is inclined to submit a letter of support for my nomination and reelection, then please submit the letter to the 2021 Nominating Committee Chairman:

Attn: Mr. William Bryant, Nominating Committee Chairman  
c/o Dominic Sims, CEO  
International Code Council  
900 Montclair Road  
Birmingham, AL 35213

All letters of support should be emailed to Will Coffman, ICC legal counsel, at [wcoffman@iccsafe.org](mailto:wcoffman@iccsafe.org). If you could also please email myself a copy of your letter of support, it would be greatly appreciated.

My ICC email is [dspencer@iccsafe.org](mailto:dspencer@iccsafe.org) and my personal email is [baseballgame14@gmail.com](mailto:baseballgame14@gmail.com). You may also contact me any time by calling me at 509-760-8867. I look forward to the opportunity, if possible, to hopefully meet with you in the future. If you have any comments or questions with regards to anything, please feel free to share them with me.

Respectfully,

A handwritten signature in blue ink, appearing to read 'David Spencer', with a stylized flourish at the end.

David Spencer, CBO, CBCO

**James W. “Jim” Sayers**

19394 Alvaro Lane

Oregon City, OR 97045

C: 503-703-3554 W: 971-336-0757

[Wilsonsayers00@gmail.com](mailto:Wilsonsayers00@gmail.com)

[jsayers@iccafe.org](mailto:jsayers@iccafe.org)



**OBJECTIVE:**

**International Code Council  
Director at Large**

**PERSONAL:**

Married (Debbie), 5 adult children

**EDUCATION:**

Ontario HS, Ontario, OR

Treasure Valley CC, Ontario, OR – Pre-Architecture

Oregon State University, Corvallis, OR – Pre-Architecture

Arizona Automotive, Glendale, AZ – Architectural Drafting & Design –

Graduated December 1981

**EXPERIENCE:**

**Current**

**Clackamas County, Oregon.** Commercial Plans Examiner performing Building, Mechanical & Life Safety reviews.

**3/10-10/15**

**City of Tualatin, Oregon.** Building Official. Overall administration of Building Department operations, including supervision, department budget, policy, operating plan & management team. Also performed inspections and plan review.

**3/05-3/10**

**City of Tualatin, Oregon.** Building Inspector II performing Residential and Commercial inspection and plan review.

**3/03-3/05**

**City of Baker City, Oregon.** Building Official. Overall administration of Building Department operations for seven City jurisdictions within Baker County as well as unincorporated Baker County. Inspection and Plan Review for all types of structures. Duties included department budget, policy, operating plan, fee structures, addressing & intergovernmental agreements.

**8/98-3/03**

**City of Redmond, Washington.** Building Inspector II, promoted to Plans Examiner. Inspection of all types of Construction covering Building, Mechanical & Plumbing disciplines. Plan review of same.

**7/96-8/98**

**City of Bothell, Washington.** Building Inspector I. Building, Mechanical & Plumbing inspections.

**7/90-7/96**

**Sayers Designs – Baker City, OR.** Building Designer/Owner. Design and specification of custom homes, commercial buildings and contract drafting for Engineering and Architectural firms. Performed home inspections and consulted with government agencies regarding historic renovation and accessibility upgrades. Contract plan review services.

**3/87-7/90**

**Hanley Engineering – Baker City, OR.** Draftsman & Engineering Technician

**7/85-3/87**

**Sayers Designs – Baker City, OR.** Building Designer, Carpenter, Owner.

3/84-7/58

Alan Mitchell Architect – Baker City, OR. Drafting and Building Design

### **COMMITTEE & SERVICE**

**Previous:** Jr. Kiwanian, Church Youth Officer, FFA Chapter Officer, Student Council, Senior Class Officer, Church Usher, Trustee & Deacon, AWANA club Director, Middle School Coach, Historic District Design Review Commission, Baker Co. Community Development Corporation, YMCA Youth Sponsor and Coach, 2012 ICC ABM Planning Committee, 2017 ICC Nominating Committee, IAS Board of Directors, ICC Compliance Code Action Committee – Vice Chair, ICC Healthcare Committee, ICC EDC – Commercial Building Exam Development, ICC BOMC – Higher Education Task Group, ICC Region II – Sec, Treas, VP, Pres. & Past President, OBOA Codes Committee, NFPA – Building Code Development Committee, WPLBO – Region II Representative

**Current** OBOA Education Committee, ICC Board Committees & Liaisons - Audit Committee, CEO Evaluation Committee, Honorary Member Committee, Awards Committee, Resolutions Committee, Liaison to Chapters in Oregon, Idaho, Nevada, N. California, Region I, Region II, Sustainability Membership Council, AIA Net Zero Advocacy Group, California Building Safety Group, ISPSC CLA, PHTA/ICC Education Task Force,

### **CERTIFICATIONS:**

|                       |                                                                                                                                                                               |                                                                                                                                               |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>ICC:</u></b>    | Building Inspector<br>Plumbing Inspector                                                                                                                                      | Mechanical Inspector<br>Plans Examiner                                                                                                        |
| <b><u>OREGON:</u></b> | Building Official<br>Comm. Mechanical Inspector<br>FLS Plans Examiner<br>Residential Mechanical Inspector<br>Residential Plans Examiner<br>Manuf. Dwelling Install. Inspector | Comm. Building Inspector<br>Comm. Plans Examiner<br>Residential Building Inspector<br>Residential Plumbing Inspector<br>Park & Camp Inspector |

### **AWARDS:**

|         |                                                               |
|---------|---------------------------------------------------------------|
| 2013    | City of Tualatin – Bling Award for Outstanding Service        |
| 2016-17 | OBOA Plans Examiner of the Year                               |
| 2017    | ICC Region II – Dedication & Service Award                    |
| 2017    | ICC Spotlight Region of the Year (during Presidential tenure) |

March 10, 2021

Attn: Chapter President & Members

Re: James W. "Jim" Sayers request for letter of support – Reelection to ICC Board of Directors

Dear Chapter President,

I am writing this letter to inform you of my intent to seek reelection to the ICC Board of Directors as a Director at Large. The election is to be held during the Annual Business Meeting in September at Pittsburgh, PA. I am currently serving a 2-year term (extended to 3 years due to the pandemic). During this current term I have diligently tried to learn more about the issues that affect local, state and regional chapters so that I can be informed and best serve the membership, as well as the organization. My desire is to continue this service for at least the next 3 years.

There is a great deal happening with ICC and I try to inform chapters to help them be successful. I strive to increase professionalism in our industry and help to raise the profile of those working in our industry. As a board we have moved forward with the update of the 2020 strategic plan and established Vision 2025. And as always I work to support the core mission of the Code Council to create the best codes, products, and services to support our members.

Prior to my service on the ICC Board I served on the IAS Board of Directors, the Building Membership Council higher Education Task Force, the Commercial Exam Development Committee, the Healthcare Committee, the Compliance Code Action Committee, and others. I also served ICC Region II as Secretary, Treasurer, VP, President & Past President. It has been my extreme pleasure to meet and come to know many individuals whose talent and dedication is commendable.

I fully understand what it takes to serve on the ICC Board. I also know that it takes passion and dedication to further the mission. ICC has come far and accomplished so much. It is a great honor to have been a part of some of these successes and I certainly look forward to the opportunity to continue to serve and make a difference in our industry. The long term sustainability of ICC is critical to our success as an organization and for the success of our members.

I have been involved in the construction industry, in one form or another, for nearly 40 years, the last 27 as a code official. I've worked in construction, designed buildings & worked for local jurisdictions. This experience, along with my ICC Board & Committee service has served me well and the opportunity to give back to the industry that has taken such good care of me is something I do not take lightly.

All chapters, all members & all of our partners are vital to the continued success of ICC. Each perspective is important and should be heard, be it from Building Departments, the Fire Service, or our partners, such as Architects, Builders, Building Owners, Etc.

Finally, I would consider it an honor to receive a letter from your chapter & members in support of my reelection so that I can continue my dedicated service to the ICC membership and organization.

Should you be inclined to submit a letter of support for my nomination and reelection, please submit the letter to the Nominating Committee Chairman.



Attn: Mr. William Bryant, Nominating Committee Chairman  
c/o Dominic Sims, CEO  
International Code Council  
900 Montclair Road  
Birmingham, AL 35213

Letters of support should be emailed to Will Coffman, ICC legal counsel, at [wcoffman@iccsafe.org](mailto:wcoffman@iccsafe.org).  
Please also email a copy to me, it would be greatly appreciated.

If you would like to connect with me you can reach out to my ICC email [jsayers@iccsafe.org](mailto:jsayers@iccsafe.org), my  
personal email [wilsonsayers00@gmail.com](mailto:wilsonsayers00@gmail.com), or my cell phone at 503-703-3554. I look forward to hearing  
from you and hope to meet in person in the future.

Respectfully

James W. "Jim" Sayers

# BENJAMIN R. K. BREADMORE

[benjamin.breadmore@gmail.com](mailto:benjamin.breadmore@gmail.com) | (207) 478-8732

Accomplished Town Manager/Building Official with a proven record in municipal government, working with private and public partners, and leveraging strong analytical skills to benefit the community. Seeking to become a member of the Board of Director with the International Code Council that will allow me to utilize my skills and background to support the development of short and long-term strategic goals for the organization.

- Strategic planning
- Analysis & reporting
- Stakeholder collaboration
- State regulations
- Project prioritization
- Zamboni Operation
- Collaborative problem solving
- Development of diverse tax base
- Oral & written communication

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## PROFESSIONAL EXPERIENCE

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TOWN OF HOLDEN, Holden, Maine

November 2014 – Present

*Building Official/Town Manager*

- Brought over two-dozen new and expanded businesses to the Town of Holden in less than five years, increasing the taxable municipal value by over \$2.6 million per year.
- Proposed and implemented Zoning Ordinance changes focused on reducing barriers and increasing opportunities for commercial development. Resulted in more development over 4 years than had been seen in the previous 8 years combined.
- Responsible for development projects from inception to completion. Work closely and collaboratively with residents, developers, businesses, Planning Boards, and Town Council.
- Prepare and manage an approximately \$6 Million yearly budget and 50 employees.
- Became certified as a Municipal/County Manager by the Maine Town, City and County Management Association within first 9 months of becoming a Town Manager.
- Maintained 15 required licenses as a Code Enforcement Officer, Local Plumbing Inspector, Local Health Officer, and 80K Certification.

CITY OF BREWER, Brewer, Maine

August 2010 – October 2014

*Code Enforcement Officer/Plumbing Inspector/Health Inspector*

- Worked with citizens and business owners on new projects, proposals and complaints on a daily basis.
- Managed ordinances, codes, and statutes as well as drafted and implemented many new ordinances that were adopted by the city.
- Assisted with new developments and redevelopment of existing buildings through collaboration with both Economic Development and Planning.
- Issued NOV letters to individuals who violated locally adopted ordinances and followed through both the Board of Appeals process and by testifying in Superior Court.

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## EDUCATION, AWARDS, & MEMBERSHIPS

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Bachelor of Public Management, minors in Public Policy and Education, University of Maine

2017 Catherine Lebowitz for Public Service Award Winner, Bangor Region Chamber of Commerce

Freemason member of Ralph J. Pollard Lodge of Orrington, Maine.

Noble of Anah Shriners of Bangor Maine.

# BENJAMIN R. K. BREADMORE

Page Two of Two

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## RELEVANT ICC EXPERIENCE

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### EMERGING LEADERS MEMBERSHIP COUNCIL

October 2016 – Present

#### *Current Past Chair*

- Served as the first Vice Chair, Chair, and now Immediate Past Chair.
- Worked on projects such as Mentor Mondays, social media outreach, raising the profile, and more.
- Assisted other members with Building Safety Month Programs and moderated discussions to be used as resources for our members.
- Worked on Charter adoption and amendments since the inception of the Emerging ELMC, including the expansion of the Council and inclusion of a Nominating Committee to maintain the diverse backgrounds at the Council level.
- Established Council liaisons from the ELMC to each of the other Membership Councils and Major Jurisdictions.

### MBOIA, NMCMBIOA, NEBOEA, REGION VI, ESBOF, & MUBEC

August 2010 – Present

#### *Code Enforcement Officer/Plumbing Inspector/Health Inspector*

- Elected to Vice President of Maine Building Officials and Inspectors Association (MBOIA) December of 2017 and then President in 2019.
- Founding member of organization and first elected Vice President of the Northern Maine Chapter of Maine Building Officials and Inspectors Association (NMCMBIOA) in July of 2016. Now serve as Treasurer.
- Elected to the Board of New England Building Official's Education Association (NEBOEA) in February 2020 and elected to Secretary January 2021.
- Elected to the Board of Region VI in February 2020.
- Elected to the Board of Eastern States Building Officials Federation in February 2020.
- Member of the Maine Uniform Building and Energy Code Board (MUBEC) as appointed by Governor Janet Mills in December 2019.

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## DIRECT CONTRIBUTIONS TO ICC

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- Hamid Naderi, P.E. CBO and Senior VP of Product Development for ICC reached out to me and asked if I would be willing to work on updating the Building Department Administration (BDA). Under the direction of Mr. Henry Green, I was honored to work on Chapter 7 discussion Department Staffing, with a particular focus on recruiting and retaining the next generation of Code Officials. Having not spent a great deal of time in the handbook this gave me a much deeper understanding of where our profession has come from and I can only hope my small contribution can help pave the way for where it's going.
- Served on the By-Laws Committee alongside fellow Emerging Leaders and ICC Board of Directors. This was an opportunity to weigh in on changes that will affect not only the next few years of member's careers, but for a generation to come. Having the ability to participate and flush out ideas from all angles and observe the process aided in my understanding of the organizational makeup as a whole.



Greetings Chapter President and fellow members of ICC,

I would like to introduce myself as Benjamin R.K. Breadmore, the immediate Past Chair of the Emerging Leaders Membership Council and this year I am seeking election to the ICC Board of Directors at the Annual Business Meeting in Pittsburgh, Pennsylvania.

During my time with ICC thus far, I have been able to rise through the ranks of my State Chapter to serve as President. I also serve on the Board of Region VI, the Board of NEBOEA, the Board of ESBOF, and as Treasurer of the Chapter I founded with my mentor for the members of Northern Maine. My participation has sparked a passion within and I hope you will support me in utilizing that passion for the entirety of the ICC membership.



In my professional career, I began as a Permit Technician, transitioned to a Field Inspector, to Chief Building Official; and when the opportunity presented itself, I secured the position of Town Manager and Chief Building Official in the community I now serve, all by the age of 26 years old. I am well versed in the matters of multimillion dollar budgets, the needs to create efficiencies and dedicated to doing the research that results in sound choices to benefit the end user. In the case of ICC, that end user is you and our fellow members.

If you and your chapter are willing to submit a letter of support for my nomination and election, then I ask you to please submit a letter to the 2021 Nominating Committee Chairman:

Mr. William Bryant, Nominating Committee Chairman [wbryant@ICCSafe.org](mailto:wbryant@ICCSafe.org)  
c/o Dominic Sims, CEO [DSims@iccsafe.org](mailto:DSims@iccsafe.org)  
International Code Council  
900 Montclair Road  
Birmingham, AL 35213

As well as, Will Coffman, ICC legal counsel, at [wcoffman@iccsafe.org](mailto:wcoffman@iccsafe.org).

I encourage you, should you have any questions or would just like to put a voice to the words, please reach out to me at 207-478-8732. If I don't happen to answer right away you can be sure you will receive a call by the end of the day. My 9 to 5 email is [ben@holdenmaine.com](mailto:ben@holdenmaine.com) and my personal email is [benjamin.breadmore@gmail.com](mailto:benjamin.breadmore@gmail.com).

I thank you for your consideration in supporting my candidacy and I hope you will help put me to work, for you!

Best Regards,

  
Benjamin R.K. Breadmore

## California Government Code Section 65914.5

### 65914.5.

- (a) The Legislature finds and declares each of the following:
- (1) On January 30, 2020, the World Health Organization declared COVID-19 a Public Health Emergency of International Concern, and, on January 31, 2020, the United States Secretary of Health and Human Services declared a public health emergency.
  - (2) On March 4, 2020, California Governor Gavin Newsom proclaimed a state of emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for a broader spread of COVID-19.
  - (3) According to the United States Bureau of Labor Statistics, the United States economy, as measured by gross domestic product, contracted by 4.8 percent in the first quarter of 2020.
  - (4) In July of 2020, California's unemployment rate tripled, the largest increase since 1976.
  - (5) It is estimated that California lost 2,000,000 jobs by March 27, 2020.
  - (6) In July of 2020, 3,100,000 Californians filed for unemployment benefits, and California became the first state in the nation to borrow money from the federal government to continue paying out rising claims for unemployment benefits.
  - (7) The Governor has labeled California's economic crisis a "pandemic-induced recession."
  - (8) Even before the pandemic-induced recession, California was in the midst of a housing affordability crisis caused fundamentally by a consistent failure to supply enough new housing for Californians of all income levels.
  - (9) According to the League of California Cities, over 90 percent of cities in this state report they are considering cutting or furloughing city staff or decreasing public services, and 72 percent of cities report they may take both actions. In addition, over 70 percent of cities, and 90 percent of the largest cities, report that they expect a significant impact to "core" planning and housing services.
  - (10) The pandemic-induced recession, combined with mandatory social distancing, stringent construction protocols, and anticipated reductions in the capacity of local governments to deliver services to the housing industry, will drastically impact all segments of a

complex ecosystem that delivers the essential housing California so desperately needs to combat the ongoing housing crisis.

(11) To facilitate and expedite the return of this vital industry, it is necessary to relieve any additional pressure on housing development as a result of the lapse in planning, finance, and construction due to the pandemic-induced recession. An essential component of ensuring the survival of the housing industry is proactively extending the life of the myriad state and local approvals, permits, and other entitlements required to develop and construct housing in California.

(12) A uniform statewide entitlement extension measure is necessary to avoid the significant statewide cost and allocation of local government staff resources associated with addressing individual permit extensions on a case-by-case basis.

(b) Except as provided in subdivision (c), notwithstanding any law, including any inconsistent provision of a local agency's general plan, ordinances, or regulations, the otherwise applicable time for the expiration, effectuation, or utilization of a housing entitlement that is within the scope of the timeframes specified in paragraphs (1) and (2) is extended by 18 months. For the purposes of this section, housing entitlements that are extended are entitlements where both of the following apply:

- (1) It was issued prior to and was in effect on March 4, 2020; and
- (2) It will expire prior to December 31, 2021.

The otherwise applicable time for the utilization of a housing entitlement provided by this section includes any requirement to request the issuance of a building permit within a specified period of time.

(c) If the state or a local agency extends, on or after March 4, 2020, but before the effective date of the act adding this section, the otherwise applicable time for the expiration, effectuation, or utilization of a housing entitlement for not less than 18 months and pursuant to the same conditions provided in subdivision (b), that housing entitlement shall not be extended for an additional 18 months by operation of subdivision (b).

(d) For purposes of this section, the following terms have the following meanings:

(1) "Housing entitlement" means:

(A) A legislative, adjudicative, administrative, or any other kind of approval, permit, or other entitlement necessary for, or

pertaining to, a housing development project issued by a state agency.

(B) An approval, permit, or other entitlement issued by a local agency for a housing development project that is subject to Chapter 4.5 (commencing with Section 65920).

(C) A ministerial approval, permit, or entitlement by a local agency required as a prerequisite to issuance of a building permit for a housing development project.

(D) A requirement to submit an application for a building permit within a specified period of time after the effective date of a housing entitlement described in subparagraph (B) or (C).

(E) A vested right associated with an approval, permit, or other entitlement described in subparagraphs (A) to (D), inclusive.

(2) For the purposes of this section, a housing entitlement does not include any of the following:

(A) A development agreement issued pursuant to Article 2.5 (commencing with Section 65864) of Chapter 4.

(B) An approved or conditionally approved tentative map that is extended for a minimum of 18 months pursuant to Section 66452.6 on or after March 4, 2020.

(C) A preliminary application as defined in Section 65941.1.

(D) An application for development approved pursuant to Section 65913.4 and any subsequent permit as described in paragraph (2) of subdivision (f) of Section 65913.4.

(3) "Housing development project" means any of the following:

(A) A tentative map, vesting tentative map, or parcel map for which a tentative map or vesting tentative map, as the case may be, has been approved.

(B) A residential development.

(C) A mixed-use development in which at least two-thirds of the square footage of the development is designated for residential use. Both of the following apply for the purposes of calculating the square footage usage of a development for purposes of this subparagraph:

(i) The square footage of a development shall include any additional density, floor area, and units, and any other concession, incentive, or waiver of development standards pursuant to Section 65915.

(ii) The square footage of a development shall not include any underground space, including, but not limited to, a basement or underground parking garage.

(4) "Local agency" means a county, city, whether general law or chartered, city and county, school district, special district, authority, agency, any other municipal public corporation or district, or other political subdivision of the state.

(e) The extension granted pursuant to subdivision (b) shall be tolled during any time that the housing entitlement is the subject of a legal challenge.

(f) Nothing in this section is intended to preclude a local government from exercising its existing authority to provide an extension to an entitlement identified in this section.

(g) The Legislature finds and declares that for reasons described in subdivision (a), this section addresses a matter of statewide concern rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this section applies to all cities, including charter cities.

*(Added by Stats. 2020, Ch. 195, Sec. 3. (AB 1561) Effective January 1, 2021.)*



CODE CHANGE 3.16.21  
SUGGESTION -  
THANK YOU - JEFF DEBOIS

registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

**[A] 107.3.4.1 Deferred submittals.** Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official.

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official. *[OSHPD 1, 1R, 2, 4 & 5] Deferred submittals shall be in accordance with the California Administrative Code, Chapter 7, Section 7-126.*

**[A] 107.4 Amended construction documents.** Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

**[A] 107.5 Retention of construction documents.** One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

AND ONE SET OF APPD CONSTRUC.  
DOCUMENTS AND THE INSPECTION RECORD SHALL BE LEFT W/IN THE STRUCTURE IN A  
SUITABLE LOCATION. THE DOCUMENTS SHALL BE  
PROTECTED BY A  
HEAVY PLASTIC BAG OR CONTAINER.

## SECTION 108 TEMPORARY STRUCTURES AND USES

**[A] 108.1 General.** The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

**[A] 108.2 Conformance.** Temporary structures and uses shall comply with the requirements in Section 3103.

**[A] 108.3 Temporary power.** The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

**[A] 108.4 Termination of approval.** The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

## SECTION 109 FEES

JDF engineering

**[A] 109.1 Payment of fees.** A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

**[A] 109.2 Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

**[A] 109.3 Building permit valuations.** The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

**[A] 109.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.

**[A] 109.5 Related fees.** The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

**[A] 109.6 Refunds.** The building official is authorized to establish a refund policy.

## SECTION 110 INSPECTIONS

**[A] 110.1 General.** Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain visible and able to be accessed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain visible and able to be accessed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

**[A] 110.2 Preliminary inspection.** Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

## MEMORANDUM

DATE: February 8, 2021  
TO: David Willoughby, REACO Chapter President  
FROM: Jay Bradford and Doug Williams, Assigned to Annual Audit  
SUBJECT: Preliminary Findings, 2021 REACO Audit

### **Background**

An audit of the Redwood Empire Association of Code Officials (REACO) finances has been conducted in accordance with annual reporting requirements of the REACO By Laws. This audit contains a summary of 2020 and 2021 areas of interest and auditor recommendations. This was done purposely to capture audit findings not addressed during the previous fiscal year due to a delay in implementation caused by the onset of national pandemic on March 17, 2020. As part of the audit the records maintained by Steve Buffenbarger, REACO Treasurer for 2019 and 2020 have been reviewed. In addition, the bank statements from Bank of America for each month of REACO's operation have been reviewed.

### **Items of Interest**

As mentioned, above the item of interest highlight areas identified under the 2020 audit as well as 2021. As a result, area of interests will include a designation as to the year the observation was made. Areas of interested that have had actions taken will also include a summary of the action and actions taken will be italicized.

1. (2021) The balance for the REACO account on January 1, 2020, was shown to be \$27,863.65. The closing balance on December 31, 2020, was shown to be \$25,369.15, for a net loss of -\$2,494.50. This loss was attributed to the lack for training revenue budget during the 2020 fiscal year as there was forecasted to be ~\$6,200.00 in gross revenue.
2. (2020) In a letter dated November 8, 2019, the chapter was notified by the State Attorney General of a delinquency in filing pertaining to the Registry of Charitable Trusts. *Filing have been updated and are now current and membership has been apprised.*
3. (2020 & 2021) A review of chapter minutes from 2019-2021 demonstrated consistent reporting of chapter finances.
4. (2020) A review of all bank statements for 2019-2020 indicates that expenses were within an expected range with the common expenses being chapter lunches (offset by charges for lunch), training expenses (generally offset by class fees), chapter-approved donations, and board expenses based on a chapter-approved policy. Some of the other more significant fees are for accounting services and website maintenance that are covered by the chapter's budget-approval process.
5. (2021) A review of all bank statements for 2020-2021 indicates that expenses as well as revenues budgets were affected by requirements for social distancing protocols required be the nation pandemic and the organization response which led to virtual meeting and less training opportunities. While general operation expenditures like professional service fee legal and accounting fee and mail services were unaffected.
6. (2020 & 2021) Detailed classification of chapter income remains a bit challenging due to the collection of many payments electronically.

## **MEMORANDUM**

### **Recommendations**

1. Provide a webpage dedicated to required annual financial reporting dates to federal and state agencies along with thresholds and triggers for additional reporting requirements.
2. Provide a webpage dedicated to archiving of financial filings and account statements viewable by membership. The thought is this could eliminate the financial reporting requirements at general membership meeting and allow for more transparency in the organization's finances.
3. Payments for multiyear services should be budget as prorated annual costs that are encumbered over the term of service.
4. The requirement for annual audits reports should be evaluated to determine if more time between audits can be given. Additional evaluations should be considered to determine if triggers are needed for when independent audits should occur.
5. Evaluate the need to amend the bylaw to clarify how bylaw and other organizational operations are amended or approved. This should reflect the new methods for conducting business as well as provide clarity on which members are eligible to vote.