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**CHAPTER REPORT  
FALL 2021**

**2021 UPCOMING EVENTS:**

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

**In-Person Only**

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

**In-Person Only**

**2022 UPCOMING EVENTS:**

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

**In-Person & Tentatively Virtual**

*Building Officials Leadership Academy (Sacramento) – April 4-8, 2022*

**In-Person Only**

*CALBO's Leadership & Advocacy Day (Sacramento) – April 6, 2022*

**In-Person Only**

*ICC's Annual Business Meeting (Louisville, KY) – September 11-14, 2022*

*Education Week North (San Ramon) – September 19-22, 2022*

**In-Person & Tentatively Virtual**

*Education Week South (Ontario) – October, 2022 (Dates Pending)*

**In-Person**

**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.**
- As jurisdictions are developing new processes through the COVID-19 pandemic to serve their communities, we encourage you to use the CALBO Listserve to stay connected, learn from one another and gain resources for your departmental needs.
- CALBO is pleased to report that the organization has returned to in-person Board and Committee meetings. CALBO is thrilled to be able to, once again, meet and contribute with our members and industry professionals.

- 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 OPERATIONAL UPDATES**

- The Fall is the busiest time of the year for CALBO given our large-scale educational offerings, industry conferences and the close of the legislative session. However; busy is good.
- Given the many wildfires throughout the state, CALBO has been the “call-out” coordinator through the Governor’s Office of Emergency Services deploying our trained Safety Assessment Program Coordinators and Evaluators. Special thanks to the many jurisdictions and members who are answering this call to duty and service.
- CALBO was the proud recipient of the *2021 Safer Cities Partner Year of the Award*, bestowed by the Structural Engineers Association of Southern California (SEAOSC). CALBO’s efforts to persevere during the pandemic and leadership in times of adversity were noted.
- CALBO congratulates Mr. Stuart Tom of JAS Pacific on his election as Secretary/Treasurer of the International Code Council; and Mr. Randy Metz of the City of Carlsbad to the Board as the Section A Director. Both candidates were highly supported by CALBO, and we look forward to seeing their efforts on behalf of California building departments.
- CALBO met again with our Western Pacific League of Building Official (WPLBO) west coast colleagues to develop a slate of candidates for the ICC Board of Directors. CALBO was pleased to see that our entire organizational slate of candidates were successful at the ICC ABM in Pittsburgh.
- CALBO will return to the League of California Cities Annual Conference and Expo again in Fall 2022.
- The CALBO Board recently met, in person, and set the 2022 Annual Business Meeting program. CALBO looks forward to a return to events that feel “familiar” in 2022. Registration will be available for the 2022 in late-Fall.
- Given the successes of CALBO’s virtual events, future hybrid options are being vetted for 2022 events offering greater flexibility to our members.

### **CALBO GOVERNANCE**

- The current CALBO Board will stay in place through the 2022 annual meeting, when 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. This [page](#) was a valuable tool for those recently attending the ICC hearings and will be available for future code change cycles.
- 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 available 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: 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**

- Registration is still available for CALBO's Education Week South, to be held in Ontario October 25-28, 2021. This event is only available in-person, but seats are still available. Registration closes on Friday, October 15 at 5pm sharp. No changes or registrations will be accepted after that date. Register at [www.calbo.org](http://www.calbo.org).
- CALBO held its Education Week North in San Ramon in September. The event was a hybrid, and CALBO's largest educational offering to date. Students were provided both in-person and virtual options for training, and collectively, over 3,000 students were trained.
- CALBO continues to offer monthly live two-hour 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, solar photovoltaic and energy storage systems, ADUs, permit technician topics, egress and much more. Details and registration are currently available at [www.calbo.org](http://www.calbo.org).
- The 2021 BOLA class is sold-out. Students will meet in Ontario this October in-person. Registration is available for the 2022 BOLA class, which will meet in Sacramento April 4-8, 2022. Interested students should reach out to Lauren Herman at [lherman@calbo.org](mailto:lherman@calbo.org) to be added to the 2022 waitlist. Registration for the 2022 program will be available in late 2021.

- In 2019 and 2020, large changes were made to the CALBO online training registration system based on membership feedback. 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. CALBO is in the process again of developing new publications based upon the 2022 codes.
- 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 in the 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: **Bureau Veritas, Energy Code Ace**
  - 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).

- CALBO is excited to announce the return of *Leadership & Advocacy Day* in 2022. The event will be held, in-person, Wednesday, April 6, 2022, in Sacramento. Registration details will be available in early 2022.
- 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 analyzed all bills introduced, which have been presented to the Legislative Committee for action. All official CALBO/committee positions are noted below.
- Because of continued meeting constrictions, due to COVID-19, committee hearings and bill passage rates were limited this year. Next year is expected to also be similarly cautious.
- 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 affect 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*

**Status:** Enrolled and Presented to the Governor 9/13/21

**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, either 5 business days or 10 business days after the application was submitted, depending on the number of electric vehicle charging stations proposed in the application, 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 20 business days or 40 business days after the application was submitted, depending on the number of electric vehicle charging stations proposed in the application, (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) the building official has not denied the



permit, and (4) an appeal has not been made to the planning commission of the city, county, or city and county, as specified. The bill would provide that these requirements do not expand or restrict the role or responsibility of a local publicly owned electric utility in providing new electric service to an electric vehicle charging station in a manner consistent with safety, reliability, and engineering requirements. The bill would require a city, county, or city and county to reduce the number of required parking spaces to accommodate the electric vehicle charging station, as specified.

**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 and alleged 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. Unfortunately, this bill was passed by both houses and is awaiting a signature or veto from the Governor.

#### **AB 1010 (Berman) Architects: continuing education.**

**CALBO Position:** *Support*

**Status:** Signed by the Governor

**Summary:** This bill would require a person licensed to practice architecture to complete, as a condition of a license renewal occurring on or after January 1, 2023, 5 hours of coursework regarding zero net carbon design and would require the board to adopt regulations to establish qualifications for those courses and course providers by July 1, 2024.

**Observations:** This bill was sponsored by the American Institute of Architects California. CALBO believes that this bill provides a good opportunity for design professionals to learn the most up-to-date knowledge of best practices of net-zero carbon design. This bill will assist in California’s green energy goals, while providing the opportunity to re-emphasize the safety standards needed in development while balancing the ecological solutions to addressing climate change in the state. CALBO was proud to support this piece of legislation and looks forward to seeing the results of the training in the near future.

#### **AB 1124 (Friedman) Solar energy systems**

**CALBO Position:** *Oppose*

**Status:** Signed by the Governor

**Summary:** This bill revises the definition of “solar energy system” to include solar racking, solar mounting, and elevated solar support structures, including, but not limited to, solar carports, solar shade structures, solar awnings, solar canopies, and solar patio covers, regardless of whether the feature is on the ground or on a building. This bill further caps permit fees for these large-scale solar energy systems and defines a “commercial permit fee” to mean the sum of all charges levied by a city, county, city and county, or charter city in connection with the application for a commercial solar energy system, including, but not

limited to a solar energy system that is installed on the property of multifamily housing that has more than 2 family dwellings.

**Observations:** This bill groups the definition of residential solar energy systems into the same definition as solar carports and other structural solar energy systems. These large-scale solar systems have increased requirements for structural safety that vary significantly from residential solar energy systems. By further combining these definitions legislatively as opposed to the regulatory process, there is serious concerns with public safety in the future. Additionally, building departments continue to face financial strain with permitting these systems in some jurisdictions. By further capping permitting fees, building departments may not be able to receive reimbursement for some of these larger commercial systems. CALBO supports the efforts to achieve green energy goals, but California must do so safely and feasibly. CALBO appreciates and would like to thank all our members who sent letters regarding their concerns on this bill. Unfortunately, our perspectives were not enough and will be law in 2022.

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

**CALBO Position:** *Neutral (No position)*

**Status:** Held on the Suspense file in Senate Appropriations.

**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, approve, codify, and publish building standards that would require new construction of buildings not already under the authority of a different state agency to be designed and built to a functional recovery standard, as defined, for earthquake loads, as specified. The bill would require the commission and the department to actively consult with interested parties, as specified, in proposing and adopting functional recovery standards. This bill would revise the performance basis to include the additional performance objective to provide the timely recovery of housing and other community services after earthquakes, and would authorize local jurisdictions to enact more recovery-based standards based on local recovery needs and priorities identified by the city, county, or city and county, as specified.

**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 and had the same fate this year. CALBO previously opposed a past version of this bill as it contained restrictive language regarding the working group. CALBO is supportive of functional recovery, but does not want to step on the Building Standards Commission's toes and looks forward to working with stakeholders to ensure building safety in the future.

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

**CALBO Position:** *Oppose*

**Status:** This bill is now a 2-year bill and will look to be debated again in 2022.

**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 unless there is substantial evidence that the local agency has adopted a comprehensive, necessary, and appropriate wildfire prevention and community hardening strategy to mitigate significant risks of losses, injury, or death, as specified. 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 or limiting 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. Limiting 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 617 (Wiener) Residential solar energy systems: permitting**

**CALBO Position:** *Oppose*

**Status:** Held in the Senate Appropriations Committee. This bill might be debated again in 2022.

**Summary:** Would require every city and county to implement an online, automated permitting platform that verifies code compliance and instantaneously issues permits for a solar energy system that is no larger than 38.4 kilowatts alternating current nameplate rating and an energy storage system paired with a solar energy system that is no larger than 38.4 kilowatts alternating current nameplate rating, as specified. The bill would require a city or county to amend a certain ordinance to authorize a residential solar energy system and an energy storage system to use the online, automated permitting platform. The bill would prescribe a compliance schedule for satisfying these requirements, which would exempt a county with a population of less than 150,000 and all cities within a county with a population of less than 150,000.

**Observations:** This bill was a high-priority bill for CALBO to either kill, or to severely amend, due to the questionable vetting of the required Solar App + and mandate upon local government. CALBO has testified in committee against the bill and has been fully engaged with the author and sponsor since the bill was introduced earlier in 2021. There is room for compromise given CALBO’s will to support prudent efforts to mitigate climate change and support state and local efforts towards net-neutrality; however, we need the sponsor and author to hear CALBO’s call for prudent and practice enforcement ensuring public safety. To date, that has not happened. To assist in efforts to fully understand the implications of this new technology, CALBO supported a \$20 million budget appropriation to develop a grant program for jurisdictions who voluntarily adopt an online permitting system. CALBO made it clear that we would only support this if it was voluntary and was not a mandated requirement. We urge our members to provide feedback if your jurisdiction has used or is planning to use

Solar App + so the legislative team can fully understand the drawbacks or benefits of this technology. Thank you in advance for your participation, please keep an eye out for these funding opportunities in your local jurisdiction if your department is considering adopting automated permitting systems for residential solar energy systems.

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

**CALBO Position:** *Oppose*

**Status:** This bill is a 2-year bill and may be debated again in 2022.

**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.