



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

2850 Fairlane Ct  
Placerville, CA  
530-621-5315

## September 16, 2015 Minutes

### Building Industry Advisory Committee

Jeff Haberman, Chairman, Member at Large (*Colleen Malone, Alt*)

Jerry Homme, EDC Builders Exchange (*Denny Kennedy, Alt*)

Bill Carey, Member at Large (*Virgil Toothaker, Alt*)

Earl McGuire, SAGE (*Charles Truax, Alt*)

Katie Donahue, North State BIA (*William Fisher, Alt*)

Tom Burnette, Building Official (Technical Advisor)

Rob Combs, Fire Chief (Michael Lillienthal, Alt)

Wednesday, September 16, 2015

1:00 PM

TAC ROOM

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

Members Present: Jeff Haberman, Colleen Malone, Bill Carey, Earl McGuire, Jerry Homme, Katie Donahue,

Members Absent: Denny Kennedy, Virgil Toothaker, Charles Truax., Michael Lillienthal, William Fisher

Staff Present: Tom Burnette, Michael Elliott, April Frace

#### 1. CALL TO ORDER

The meeting was called to order by Jeff Haberman, Chairman, Member at Large at 1:00 pm

#### 2. ADOPTION OF AGENDA

Jeff Haberman moved to adopt minutes, Colleen Malone seconded.

Ayes: Jeff Haberman, Colleen Malone, Bill Carey, Earl McGuire, Jerry Homme, Katie Donahue

Noes:

Abstain:

Absent: Denny Kennedy, Virgil Toothaker, Charles Truax, William Fisher, Michael Lillienthal

**3. ADOPTION OF MINUTES JUNE 17, 2015**

Jeff Haberman moved to adopt agenda. Earl McGuire seconded.

Ayes: Jeff Haberman, Colleen Malone, Earl McGuire, Jerry Homme, Bill Carey,  
Katie Donahue

Noes: None

Abstain: None

Absent: Denny Kennedy, Virgil Toothaker, Charles Truax, William Fisher, Michael  
Lilienthal

**4. OAK TREE ORDINANCE. PRESENTATION BY SHAWNA PURVINES,  
PRINCIPAL PLANNER.**

Shawna Purvines, Principal Planner, was asked to bring the Building Industry Advisory Committee (BIAC) up to date with what the Board of Supervisors is considering with the Oak Woodland Management Plan (OWMP) to implement Option B provisions of General Plan 7.4.4.4.

The Board of Supervisors adopted the Oak Woodland Management Plan to implement Option B provisions of General Plan Policy, and Measure CO-P. These provisions establish an Oak Conservation In-Lieu Fee for the purchase of conservation easements for oak woodland in areas identified as Priority Conservation Areas. In June 2008, a lawsuit was filed challenging the approval of the OWMP. In 2010, the Court ruled to uphold the Board's action to adopt the Plan. On appeal, the Appellate Court over-ruled that decision, remanding the case back to Superior Court, with the direction to require the County to prepare an Environmental Impact Report for the OWMP. The OWMP was rescinded on September 4, 2012 (Resolution 123-2012) and its implementing ordinance was rescinded on September 11, 2012 (Ordinance # 4892). Only Option A of Policy 7.4.4.4 is available to mitigate impacts to oak woodlands.

In September 2012, the Board of Supervisors directed staff to prepare a General Plan Amendment to amend the Conservation of Biological Resources section of the Conservation and Open Space Element of the General Plan and their related implementation measures. In March 2014, the Board approved a three-year contract with consulting firm Dudek to assist the County with this project. In July 2014, Dudek presented the Board with historical background, current status of the six General Plan biological policies. In November 2014, the Board selected the Mitigation/Conservation Approach.

Upcoming Project Schedule includes a Draft EIR Public Review Period (Public Meetings) November-December 2015.

A dedicated website for more information, visit the project webpage on County website [www.edcgov.us/Government/LongRangePlanning/Environmental/BioPolicyUpdate.aspx](http://www.edcgov.us/Government/LongRangePlanning/Environmental/BioPolicyUpdate.aspx)

Jeff Haberman cited examples of unreasonable/impractical regulations in an El Dorado Hills project he was working on in regards to this ordinance.

Discussions took place between members and Shawna Purvines in regards to the cost, impractical regulations, and burden to homeowners in El Dorado County.

Earl McGuire suggested that Jeff Haberman draft a letter for our overview, to be sent to the Board by the 29<sup>th</sup>, pointing out that we wish the Board, in adoption of policy and ordinance, consider the impact to the Building Industry in El Dorado County of onerous regulations.

Jeff Haberman motioned to write a letter to the Board. Jerry Homme seconded.

Ayes: Jeff Haberman, Colleen Malone, Earl McGuire, Jerry Homme, Bill Carey,  
Katie Donahue  
Noes: None  
Abstain: None  
Absent: Denny Kennedy, Virgil Toothaker, Charles Truax, William Fisher,  
Michael Lilienthal

**5. REVIEW OF PASS PROGRAM-PREQUALIFIED ARCHITECTURAL SUBMITTAL SYSTEM PRESENTATION BY TOM BURNETTE**

Tom Burnette reviewed the PASS Program—Prequalified Architectural Submittal System. The PASS program was designed to provide a more efficient and effective plan review process by implementing a clear and concise set of standards for document content and organization.

The Central Valley chapter of AIA and the Sacramento Valley Chapter of Building Officials developed PASS—a multi-phase program. The initial keynote to the program is the word “prequalified”.

A professional or a contractor can complete the class, pass the test, and is then qualified to act as a pre-approved plan checker. The plan checker insures all checklist requirements are met, brings in a Tenant Improvement along with his/her certification to our front counter, and the outline of requirements is reviewed. If all requirements are met, we will issue the permit over the counter. There is an evaluation period, as part of the program. If the building inspector has a problem because the architect/plan checker did not do his part, the building inspector submits a report to a committee. There is a ‘strike’ placed against the plan checker. Three ‘strikes’ and the pre-approved plan checker is out of the program. The feedback from the complainant improves the program.

Tom Burnette would like to initiate the program in El Dorado County Building Services and is asking the Building Industry Advisory Committee (BIAC) to assist and evaluate this program. El Dorado County, Building Services plan checkers Chris Simonson, and Steve Frizzle completed a technical requirements training class and successfully passed an exam and are now listed on the PASS registry. The flyer of Frequently Asked Questions is attached.

Structural review, the process of submitting a complete corrected package prior to submittal is what is required to get a permit. The checklist, to be completed by the architect/ plan checker will be part of the expedited program. Only the certified individual can submit at the counter.

The cost of the class is \$600.00. Discounts are available for jurisdictions.

Commercial tenant improvements is a starting point with this new program. Expansion into other types of permits are in the plans. Tom Burnette believes it is a cooperative effort along with BIAC. Tom Burnette believes that BIAC is the correct avenue to bring this program to the Board. Tom Burnette would like to get a letter to the Board, and a group made up of a few members from BIAC, county employees, and management to present to the Board this program, as soon as possible.

Jerry Homme supports the program due to the expedited process, the convenience, and the cost savings to everyone involved. Earl McGuire stated the time savings will offset the costs involved.

Earl McGuire moved to endorse the PASS Program. Jerry Homme seconded.

Ayes: Jeff Haberman, Colleen Malone, Earl McGuire, Jerry Homme, Bill Carey,  
Katie Donahue

Noes: none

Abstain: none

Absent: Denny Kennedy, Virgil Toothaker, Charles Truax, William Fisher,  
Michael Lilienthal

## **6. EARL MCGUIRE-PLAN CHECK SOFTWARE LETTER**

Earl McGuire apologized for not writing the Plan Check Software letter. He will provide a letter by the end of the month.

## **7. MEMBERS TO REVIEW BIAC WORKING DOCUMENT LIST**

Jeff Haberman asked members to prioritize the BIAC Working Document list based on items completed, and what items the committee prioritizes.

After much discussion, the new working list is as follows:

**New Working List:**

1. #10 PASS Program
2. #14 Tom Burnette to contact County Council via letter, requesting preference be given to local contractors.
3. #4 TIM Fees/ DOT Regulations
4. #8 Business License process
5. #12 Local regulation that modifies State Law
6. #18 California residential code conflicts with the other section of California State Code

**8. OPEN/PUBLIC FORUM**

No discussions.

**9. NEXT MEETING**

December 16, 2015

**10. ADJOURNMENT**

Meeting adjourned at 4:03 pm by executive order.