

DRAFT

MINUTES OF A REGULAR MEETING OF THE
BOARD OF APPEALS & ADVISORS
OF THE CITY OF CHULA VISTA

October 14, 2019

5:15 p.m.

A Regular Meeting of the Board of Appeals & Advisors of the City of Chula Vista was called to order at 5:15 p.m. in Conference Room 137, located at Public Service Bldg. "B", Chula Vista, California. Building Official El-Khazen noted Chair Doria had sent an email explaining he was unable to attend the meeting due to personal issues that he would be out of town.

ROLL CALL

PRESENT: Member Combs, Iuli and Sclafani

ABSENT: Chair Doria

Member Sclafani made a motion to excuse Chair Doria's absence. Vice Chair Combs seconded the motion, and it carried 3-0-0-1.

ALSO PRESENT: Lou El-Khazen, Building Official, Justin Gipson, Fire Division Chief and Recording Secretary Salvacion

CONSENT CALENDAR

ITEMS REMOVED FROM THE CONSENT CALENDAR

There were none.

PUBLIC COMMENTS

None

ACTION ITEMS

1. Approval of Minutes: February 27, 2019 and March 11, 2019
Staff recommendation: Board approves the minutes.

ACTION: Vice Chair Combs made a motion to approve the minutes from February 27, 2019 and March 11, 2019. Member Sclafani seconded the motion, and it carried 3-0-0-1.

2. Elect new Chair and Vice Chair for fiscal year 2019/20
Staff recommendation: Board elect new Chair and Vice Chair

ACTION: Member Sclafani made a motion to elect Member Combs as Chair. Mr. Combs accepted and seconded the motion, and it carried 3-0-0-1.

DRAFT

Member Combs made a motion to elect Member Sclafani as Vice Chair. Mr. Sclafani accepted and seconded the motion, and it carried 3-0-0-1.

3. Ordinances adopting the various 2019 California building codes.
Staff recommendation: Board recommend to City Council the adoption of the various 2019 Editions of the California building codes.

Building Official El-Khazen reviewed the various 2019 California building codes and explained the revisions to Ordinances G, 2019 California Electrical Code; Ordinance H, 2019 California Energy Code; and Ordinance I, 2019 California Plumbing Code. Proposed changes were as follows:

Proposed Ordinance “G”- 2019 California Electrical Code

Section 15.24.065 is not being proposed for re-adoption because it has seldomly been used by Photovoltaic (PV) installers. PV installers are reluctant to use conduits installed by others due to unknown workmanship and concern of liability. In addition, the 2019 Energy Code compels new residential developments to install PV systems on new residential homes and requires new homes to be solar-ready

Proposed Ordinance “H” -2019 California Energy Code

Section 15.26.030 is not being proposed for re-adoption because the reduced allowances in 15.26.030 are in the 2019 California Energy Code and therefore; there is no need for the amendment.

Proposed Ordinance “I”- 2019 California Plumbing Code

Section 15.28.015, Solar Water Heater Pre-plumbing is not being proposed for re-adoption because despite the State incentives, homeowners have not shown an interest in installing Solar Hot Water Heaters (SHWH). In addition, similar to pre-wiring for photovoltaic, installers are reluctant to use conduits installed by others due to unknown workmanship and concern of liability.

Member Sclafani pointed out in Chapter 15.24; Electrical Code and Regulations, Section 15.24.065 Photovoltaic Pre-wiring Requirement that the text should have been struck out. Mr. El-Khazen concurred and said staff would make the edits.

Justin Gipson, Fire Chief reviewed the proposed amended Fire Code Ordinances, Chapter 15.36 as it pertained to Sections:

- 15.36.040; General Requirements
- 15.36.060; Location of Class I Standpipe Hose Connections
- 15.36.065; Vegetation Management and Clearance

After further deliberation, the board members unanimously recommended to the City Council the adoption of the various 2019 California building codes.

DRAFT

ACTION: Vice Chair Sclafani made a motion that the City Council adopt the various 2019 building codes with the amendments as mentioned by Building Official and Fire Official with the edit to be performed to the Electrical Code. Chair Combs seconded the motion, and it carried. 3-0-0-1

OTHER BUSINESS

4. STAFF COMMENTS-

- Discussed potential candidate for Board of Appeals & Advisor. If this candidate was selected, it would fill the vacancy and make the board complete.
- Bayfront development is moving forward, Developer is expected to submit plans next month for foundation and underground work.
- Discussed the work without permit situation associated with illegal cannabis business. Enforcement had shifted to criminal prosecution through the city attorney's office and police department. Building and Code Enforcement's involvement would come at the end of the process to verify if any illegal work was done to the structure.
- There was discussion regarding an ordinance that had recently been approved by the City of Berkeley prohibiting the use of natural gas in all new residential construction. Vice Chair Sclafani asked if the City of Chula Vista had considered doing this. Staff stated that in the 2019 building codes there were incentives for the homeowner to go fully electric (using a PV system to support this) and that our conservation group is evaluating a similar requirement.

5. CHAIR'S COMMENTS- Thanked staff for their time and efforts to adopt these codes.

6. COMMISSIONERS'/BOARD MEMBERS' COMMENTS- None.

ADJOURNMENT

At 5:49 p.m., Chair Combs adjourned the meeting to a Regular Meeting on November 11, 2019 at 5:15 p.m. in Conference Room 137 located at Public Service Bldg "B", 276 Fourth Avenue, Chula Vista, California.

Patricia Salvacion, Recording Secretary