



**COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT**

2850 Fairlane Ct
Placerville, CA
530-621-5315

JANUARY 23, 2019 MINUTES

Building Industry Advisory Committee

Jerry Homme, Chairman, Member at Large (*Vacant, Alt*)
Jeff Haberman, Member at Large (*Denny Kennedy, Alt*)
Bill Carey, Member at Large (*Lori Burne, Alt*)
Earl McGuire, SAGE (*Garry Gates, Alt*)
Jeff Short, North State BIA (*William Fisher, Alt*)
Tom Burnette, Building Official (*Technical Advisor*)
Marshall Cox, El Dorado Fire (*Technical Advisor*)

Wednesday, January 23, 2019

1:30 PM

TAC ROOM

The BIAC 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: Jerry Homme, Jeff Haberman, Bill Carey, Lori Burne, Earl McGuire, Garry Gates, Jeff Short, William Fisher

Members Absent:

Staff Present: Tom Burnette, Marshall Cox, Don Knight, Michael Elliott, Cara Bishop, Kyle Zimbleman, Jeff Whitford, Chelsea Foreman

Guests:

1. CALL TO ORDER

The meeting was called to order by Jerry Homme at 1:20pm

2. ADOPTION OF AGENDA

Jeff Haberman moved to adopt Agenda. Bill Carey seconded.

Ayes: Jerry Homme, Jeff Haberman, Bill Carey, Lori Burne, Earl McGuire, Garry Gates, Jeff Short, William Fisher

Noes:

Abstain:

Absent: Denny Kennedy

3. ADOPTION OF MINUTES OF SEPTEMBER 20, 2018

Jeff Haberman moved to adopt Minutes. Earl McGuire seconded.

Ayes: Jerry Homme, Jeff Haberman, Bill Carey, Lori Burne, Earl McGuire, Garry Gates, Jeff Short, William Fisher

Noes:

Abstain:

Absent: Denny Kennedy

4. TRAKIT OVERVIEW AND TRAINING: Tom Burnette, Building Official; Don Knight, Deputy Building Official; Kyle Zimbleman, Economic Development and Business Relations Manager; Jeff Whitford, Senior GIS Analyst

Tom Introduced TRAKiT, discussing how the County came to the decision of implementing TRAKiT. The county compared TRAKiT and Accela. In comparison of the two, Accela did not have very good reviews, TRPA uses it and they have many issues with it. Advised TRAKiT went live in El Dorado County on May 14, 2018. Since then TRAKiT has been bought out 3 times and is currently owned by CentralSquare. Tom advised that the County's decision to go with a program that is on the cloud is due to the Main Frame being so old.

Jeff Whitford spoke of why the County made the decision of moving off the Main Frame, he advised that with the machine being old, it is no longer under support. In order to replace the Main Frame, it would cost around \$1 million

Jeff handed out a list of advantages, challenges and opportunities that TRAKiT presents. Jeff spoke on each of these items: advantages include personnel, support and availability; challenges include cost or limitations of tailoring the system, response time to requests and speed of the program since it is a hosted environment; opportunities include the integration of GIS and Maps, Online permitting,

Jeff also spoke on the individual systems that are being replaced by the different departments around the county. These include the financial, payroll and the property management systems.

Kyle Zimbleman spoke of the online application process and the status of accepting Credit Cards. Currently the vendor we will be using is attempting to debit the main County Treasury account, which is not allowed. They are working on getting that issue corrected. Once we are setup for credit card processing, the initial permits that can be applied for online are the trade contractors. This would include re-roof, water heater and such. Later down the line, once we have a plan checker program more permits will be submitted online.

Kyle and Don explained the difference between TRAKiT, eTRAKiT and iTRAKiT. TRAKiT is the county internal system, only accessible by county employees. eTRAKiT is accessible by anyone including Contractors, Engineers and the public. iTRAKiT is used by our inspectors out in the field to result inspections and send correction notices via email.

Don Knight walked through training on how to access TRAKiT. Don walked through how to link permits to an individual account, how to schedule an inspection, how to navigate the individual sections of eTRAKiT. These include permits, projects and code cases. Don showed how to run reports on properties, permits, projects and code cases. Don went into detail on how to view information on individual permits and their status. This includes inspections, reviews and attachments.

Discussion ensued regarding the security of TRAKiT/eTRAKiT and hackers getting into the system and changing information. Jeff Whitford advised he has yet to hear about this happening. If it were to happen from an outside computer, this would be due to that specific computers security.

5. OPEN/PUBLIC FORUM

- a. Earl addressed Jeff Short on new laws that are going into effect with the state.
 - a. Jeff Short advised the Governor has a very aggressive housing agenda. Jeff advised to add this to the agenda for the March BIAC meeting, at that time he can give more updates on the topics that have been discussed at the North State BIA meeting.
 - b. Earl asked about the affordable housing and the consequences of the mitigation fees and the eff on reselling homes. Jeff Short advised that he will get some additional information on the affordability act for this.
- b. Jerry Homme asked about the rebuild of the areas that have burned,

- a. Jeff Short advised about the Building Industry Foundation which is a 501c3 organization. He stated that it was created in 2005/2006 initially conceived of a workforce training non-profit for Jr. High Students and High School students. For most of these last years it has been more of training for people who are out of work due to the slow down. It's slowly coming back into its original purpose. The foundation has been reaching out to the workers from the Butte County fire victims to help them find work and also to re-train to assist with the rebuild.
- b. Lori asked about a resiliency center outside of the regular building department to issue permits. Tom advised that since they do not have the resources for this. Jeff stated they do not yet have enough information on this.
- c. Earl asked about ADA requirements for commercial buildings of old tenants moving out and new ones moving in. How ADA inspections are being done.
 - a. Don showed where there is a link on edcgov.us explaining about this. It was advised to place it on the agenda for the next meeting.
- d. Tom gave an update on allocations and TRPA. Tom advised that allocations will run out in about 13 years. He spoke on how allocations are given to the individual counties/city. We currently have a waiting list in El Dorado county of 8-10 for allocation requests.
- e. Jerry Homme advised that he has been speaking with some contractors to join the BIAC as members. He states he has two that are interested.
- f. Tom updated on Tiffany Schmid being our new Building and Planning Director. Tiffany has been busy getting up to speed on the processes. Tom advised that Tiffany is a Geologist as well.

6. NEXT MEETING: March 20, 2019 at 1:30 pm

7. ADJOURNMENT

Meeting adjourned at 3:45 pm by executive order