

CALIFORNIA BUILDING STANDARDS COMMISSION MEETING MINUTES

December 17, 18 & 19, 2024

Tuesday, December 17, 2024

Agenda Item 1. Call to Order

Chair Sarah Soto-Taylor called the meeting of the California Building Standards Commission (CBSC) to order at 10:00 a.m. This meeting was held in-person at the meeting location listed below and remotely through Zoom and teleconference.

Meeting Location:

CALIFORNIA DEPARTMENT OF HEALTH CARE ACCESS AND INFORMATION
9th FLOOR, HCAI CONFERENCE CENTER, 900 A & B
2020 WEST EL CAMINO AVE., SACRAMENTO, CA. 95833

[Senate Bill 544](#), Chapter 216, approved September 22, 2023, authorizes some meetings to be virtual, and to have a physical address.

Roll Call: CBSC staff member Pamela Maeda called the roll, and a quorum was present.

Commissioners present: Undersecretary Sarah Soto-Taylor, Raj Patel, Peter Santillan, James Haskin, Laura Rambin, Aaron Stockwell, Elley Klausbruckner, and Frank Ramirez attended in-person; Kent Sasaki and Juvilyn Alegre attended virtually.

Commissioners Absent: Erick Mikiten

Chair Sarah Soto-Taylor led the commission in the Pledge of Allegiance.

Deputy Executive Director Kevin Day gave meeting instructions regarding teleconferencing and venue information.

Chair Soto-Taylor shared some personnel updates. She introduced herself as the newly appointed Undersecretary and Chair of the CBSC filling the role vacated by Undersecretary Ingenito, who recently retired.

Agenda Item 2. Review and approval of meeting minutes

a) October 17, 2024

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the Approval of the October 17, 2024, meeting minutes. Commissioner Klausbruckner moved to approve; Commissioner Santillan seconded. Motion carried 8 yes, 1 late to meeting, 0 abstain, 1 absent.

Agenda Item 3. Comments from the public on issues not on this agenda

Comments and questions from the public and commissioners:

Two commentators addressed EV capable, EV ready, and EV for all spaces followed by discussion with Commissioners.

Agenda Item 4 - 6 – State Adopting Agency Rulemakings for the 2024 Triennial Code Adoption Cycle: Executive Director, Stoyan Bumbalov, provided a brief overview on the requirements for the approval of proposals submitted by adopting agencies.

Agenda Item 4. Department of Consumer Affairs – Veterinary Medical Board (DCA 01/24). Proposed adoption of amendments to the 2025 California Building Code, Part 2, Title 24.

Jessica Sieferman with the Department of Consumer Affairs, Veterinary Medical Board, provided a brief overview of the proposal and asked for the commissioners' approval.

Comments and questions from the commissioners:

Commissioner Klausbruckner provided editorial suggestions and voiced a concern over the definition being proposed for large animal fixed veterinary premises and which included an exemption to other regulatory language.

Jessica Sieferman clarified the proposed language and provided background regarding the definition/exemption in question.

Commissioner Klausbruckner maintained that this was not a practical regulation to comply with for larger animals and asked the Veterinary Medical Board to consider further review for the next cycle.

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Department of Consumer Affairs – Veterinary Medical Board (DCA 01/24) proposed adoption of amendments to the 2025 California Building Code, Part 2, Title 24. Commissioner Rambin moved to approve; Commissioner Patel seconded. Motion carried 8 yes, 1 abstain, 1 absent.

Agenda Item 5. California Energy Commission (CEC 01/24). Proposed adoption of amendments to the 2025 California Administrative Code and the 2025 California Energy Code, Parts 1 and 6, Title 24.

Commissioner Andrew McCallister, Gypsy Achong, and Michael Murza (Chief Counsel's Office) with CEC addressed the Commission, reporting that CEC has developed and adopted updated building standards for incorporation into Title 24.

Commissioner McCallister briefly explained California's role as a leader in decarbonization and energy efficiency being a primary way to accomplish the way buildings are decarbonized.

Gypsy Achong provided an overview of the CEC package and explained that public record can be found in Docket 24-BSTD-01. She specified that the CEC conducted 30

stakeholder meetings and public workshops, 3 commission hearings, one 45-day public comment period and two 15-day public comment periods and considered and responded to over 700 formal public comments. Gypsy Achong requested that CBSC approve the adopted 2025 California Energy Code.

Comments and questions from the commissioners:

Commission Rambin made a comment that the Energy Code is used by architects and designers, not builders. She expressed her support for the flexibility of the two pathways and the intent of decarbonization.

Commissioner Klausbruckner asked for clarification for the cost of new construction versus existing replacement. Gypsy Achong explained that the CALGreen (Part 11) presentation will address these concerns.

Commissioner Ramirez raised concerns about the cost to single family and multifamily dwellings and how the cost is passed onto the purchaser or renter, and asked what economic analysis was done regarding affordable housing. Gypsy Achong stated that the cost increases with compliance have no statistically significant impact to median single family home sales prices and that affordable housing tends to be more aggressive on energy efficiency.

Commissioner Klausbruckner inquired about the lack of economic impact statement for Part 6 and wondered whether the cost and benefit had been taken into consideration to replacing furnaces with electric heat pumps; citing German heat pump manufacturers increased their pricing when it became a mandate.

Gypsy Achong clarified that the proposals for Parts 1 and 6 are administrative in nature and doesn't believe there are any costs; regarding cost and benefit for electric heat pumps, it will likely be addressed during the Part 11 presentation. She also explained that CEC looks at estimated life of all products and believes the demand represents 15-16 % of the market and restated CEC offers two paths to compliance.

Comments and questions from the public:

Ted Tiffany with the Building Decarbonization Coalition thanked and praised CEC staff for robust compliance improvement period and update of the code, as well as allowance of flexibility.

Tom Paine on behalf of Bob Raymer with California Building Industry Association (CBIA) appreciated the collaboration and offered support of the proposal.

Kelly Cunningham with California Statewide Utility Codes and Standards Enhancement Team supported the adoption and stated that the adoption of the 2025 Energy Code represents a significant milestone in the state's continued efforts to meet critical climate goals.

Kurt Hurley from the City of Berkeley echoed other commenters and suggested consideration of a JA8 standard setting during the mid-cycle amendment.

Sven Thesen with Project Green Home and Net Zero Energy Passive Home supported all comments, reiterated the importance of EV Ready, stated that he would like to see the power factors for heat pumps included in the documentation.

There were no written comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the California Energy Commission (CEC 01/24) proposed adoption of amendments to the 2025 California Administrative Code and the 2025 California Energy Code, Parts 1 and 6, Title 24. Commissioner Sasaki moved to approve; Commissioner Klausbruckner seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 6. California Energy Commission (CEC 02/24). Proposed adoption of amendments to the 2025 California Green Building Standards Code (CALGreen), Part 11, Title 24.

Gypsy Achong with CEC provided an overview on the proposed voluntary 2025 California Green Building Standards Code (CALGreen), Part 11, Title 24. She clarified that the public record for this proceeding can be found in Docket 24-BSTD-02 on CEC's website and was adopted by CEC on 11/11/24. She specified that adoption of CALGreen amendments is exempt from CEQA.

Comments and questions from the commissioners:

Commissioner Haskin asked why the CEC is presenting proposed amendments in CALGreen when CALGreen is under CBSC purview. He inquired about CEC adopting a standard outside their jurisdiction.

Viana Barbu, CBSC's Legal Counsel, asked CEC's Counsel to respond and inquired into CEC's legal review of the proposal.

Michael Murza, CEC's Legal Counsel, clarified that the CEC has specific authority in Part 11 for appendices A4 and A5; and that they are working with different jurisdictions who are trying to advance California's decarbonization goals while looking at the economics of the proposal.

Commissioner Patel stated that many local jurisdictions will adopt reach codes and voluntary measures will become mandatory. Local jurisdictions are required to provide a cost analysis for any measure that has to do with energy. Commissioners Rambin and Klausbruckner inquired further about the CEC review of local ordinances.

Michael Murza and Gypsy Achong clarified that the CEC's proposal includes flexibility to allow for replacements of products to choose multiple pathways and that ordinance submittals are reviewed by the building standards team, CEC legal, and heard at a CEC board meeting.

Further questions were asked by Commissioners Klausbruckner and Ramirez regarding local amendments, financial analysis and the financial burden to residents.

Discussion continued between Commissioners and CEC representatives regarding the cost and economic impact statement. Gypsy Achong stated that evidence of cost

increases with energy code compliance have no statistical significance on impact to median single family home sales prices.

Gypsy Achong stated that CEC provides many resources for jurisdictions to develop cost effectiveness analysis; pushing them to look at climate zones, rates in different areas, establishing pain points, and encouraging exceptions where measures don't make sense. She clarified that evidence of cost increases with energy code compliance has no statistical significance on impact to median single family home sales prices. Michael Murza clarified that local reach codes need to be approved each code cycle.

Comments and questions from the public:

Several commenters expressed their support for CEC's proposal, appreciated the collaboration, and encouraged the CBSC to do the same.

There were no written comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the California Energy Commission (CEC 02/24) proposed adoption of amendments to the 2025 California Green Building Standards Code (CALGreen), Part 11, Title 24. Commissioner Haskin moved to approve; Commissioner Patel seconded. Motion carried 8 yes, 1 abstain, 1 absent.

Agenda Item 7. Department of Water Resources (DWR 01/24) Proposed adoption of amendments to the 2025 California Plumbing Code, Part 5, Title 24.

Nancy King with DWR provided an overview of amendments to the 2025 California Plumbing Code, Part 5 of Title 24.

Richard Mills, retiree and former Chief of DWR, Water Recycling and Desalination Section, asked the CBSC if DWR was an adopting or proposing agency.

Kevin Day, CBSC Deputy Executive Director, stated that the California Water Commission is the adopting entity for DWR. Since the Recycled Water Task Force, DWR has not exercised their authority and has been acting as a proposing agency.

Comments and questions from the commissioners:

Commissioner Rambin recommended an editorial change in Item 5-4, Section 1505.10.

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Department of Water Resources (DWR 01/24) proposed adoption of amendments to the 2025 California Plumbing Code, Part 5, Title 24. Commissioner Patel moved to approve with editorial suggestion on Item 5-4, section 1505.10; Commissioner Stockwell seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 8. Office of Statewide Hospital Planning and Development (OSHPD 01/23) Proposed adoption of amendments to the 2025 California Electrical Code, Part 3, Title 24.

Jamie Schnick, Senior Electrical Engineer with OSHPD, provided an overview of the proposed amendments to the 2025 California Electrical Code, Part 3, Title 24. He clarified that the amendments were heard and presented at the Hospital Building Safety Board, Codes and Processes Committee meetings in May and August 2024. OSHPD also met with SFM to coordinate proposed changes.

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Office of Statewide Hospital Planning and Development (OSHPD 01/23) proposed adoption of amendments to the 2025 California Electrical Code, Part 3, Title 24. Commissioner Klausbruckner moved to approve; Commissioner Haskin seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 9. Office of Statewide Hospital Planning and Development (OSHPD 01/24) Proposed adoption of amendments to the 2025 California Mechanical Code, Part 4, Title 24.

Lawrence Enright, Senior Mechanical Engineer with OSHPD, provided an overview of the proposed amendments to the 2025 California Mechanical Code, Part 4, Title 24. He clarified that the amendments were heard and presented at the Hospital Building Safety Board, Codes and Processes Committee, and then heard at the PEME CAC. He recommended approval of all proposals.

Comments and questions from the commissioners:

Commissioner Alegre recommended an editorial correction on page 1, Item 1 to replace "Health" with "Hospital" in the title.

Commissioners Rambin and Haskin asked for clarity on possible confusion within Section 407.5.1.4 related to language addressing non-sensitive and sensitive areas and asked if there was a response to the public comment from Mr. English.

Mr. Enright explained that HCAI held a meeting with him after the 15-day comment period and that the comment was related to the national standard. He clarified that there are sensitive and non-sensitive areas on the duct system and allowing non-sensitive areas will affect the sensitive areas.

Mia Marvelli, Supervisor of Building Standards Unit, stated that for items like this where there is potential confusion in language, HCAI has a "Code Application Notice" process, similar to an information bulletin. She committed HCAI will likely look at resolving this during the intervening cycle.

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Office of Statewide Hospital Planning and Development (OSHDP 01/24) proposed adoption of amendments to the 2025 California Mechanical Code, Part 4, Title 24. Commissioner Rambin moved to approve with editorial change to replace “Health” with “Hospital” in the title; Commissioner Patel seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 10. Office of Statewide Hospital Planning and Development (OSHDP 02/24) Proposed adoption of amendments to the 2025 California Plumbing Code, Part 5, Title 24.

Lawrence Enright, Senior Mechanical Engineer with OSHPD, provided an overview of the proposed amendments to the 2025 California Plumbing Code, Part 5, Title 24. He clarified that the amendments were heard and presented at the Hospital Building Safety Board, Codes and Processes Committee, and heard at the PEME CAC. He recommended approval on all proposals.

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Office of Statewide Hospital Planning and Development (OSHDP 02/24) proposed adoption of amendments to the 2025 California Plumbing Code, Part 5, Title 24. Commissioner Santillan moved to approve; Commissioner Stockwell seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 11. Office of the State Fire Marshal (SFM 01/23) Proposed adoption of amendments to the 2025 California Electrical Code, Part 3, Title 24.

Chief Daniel Berlant provided a brief overview of SFM's goal and mission. He specified that the amendments have been collaborated with agency partners and many stakeholders.

Chief Crystal Sujeski of the SFM Code Development Analysis unit provided an overview of the proposed amendments to the 2025 California Electrical Code, Part 3, Title 24. She stated that SFM coordinated with OSHPD on several proposals related to healthcare facilities and energy storage systems.

Comments and questions from the commissioners:

Commissioner Sasaki questioned whether there are requirements in the Electrical Code to mitigate fire risks associated with power wall systems and energy storage systems.

Commissioner Haskin asked if the Ground Fault Circuit Interrupters (GFCI) for appliances have been addressed based on public comments.

Chief Sujeski responded that the California Electrical Code is addressing wiring for energy storage systems. The fire protection is addressed in the California Fire Code, which will be heard by the Commission in January. Chief Sujeski also specified that the proposals related to GFCI for appliances were coordinated with HCD, and no changes were made after 45-day public comment period.

Comments and questions from the public:

Mike Stone with National Electrical Manufacturers Association (NEMA) raised a concern about the amendment to Section 210.8 (F) exception to remove sunset date, which will permanently leave in the exception for HVAC equipment, creating a life-safety issue. He asked if there will be an acceptable date to align with California's code cycle date. He specified that he will have the same comments for Agenda Item 21, for HCD.

Don Iverson with Snider Electric also spoke in opposition of removal of the sunset date. He shared information from the Consumer Product Safety Commission website, which shows at least 26 electrocutions involving Air Conditioning units. Mr. Iverson asked SFM and the Commission to rethink the removal of the sunset date and noted that the model code does not include such an exception.

Further discussion about this issue followed with Commissioners, SFM, and public commentors.

Chair Soto-Taylor recommended to reconvene after Agenda Item 21 to discuss Item 4-0.

Viana Barbu, CBSC legal counsel, suggested that the commission not group two motions together.

Motion 1: Chair Soto-Taylor entertained a motion to suspend Item 4-0 to allow more time for coordination between HCD and SFM on the Office of the State Fire Marshal (SFM 01/23) proposal. Commissioner Haskin moved to approve; Commissioner Patel seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Motion 2: Chair Soto-Taylor entertained a motion to consider the approval of the Office of the State Fire Marshal (SFM 01/23) proposed adoption of amendments to the 2025 California Electrical Code, Part 3, Title 24, on all items except Item 4-0. Commissioner Santillan moved to approve; Commissioner Sasaki seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 12. Office of the State Fire Marshal (SFM 01/24) Proposed adoption of amendments to the 2025 California Mechanical Code, Part 4, Title 24.

Chief Crystal Sujeski of the SFM Code Development Analysis unit provided an overview of the proposed amendments to the 2025 California Mechanical Code, Part 4, Title 24.

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Office of the State Fire Marshal (SFM 01/24) proposed adoption of amendments to the 2025 California Mechanical Code, Part 4, Title 24. Commissioner Patel moved to approve; Commissioner Stockwell seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 13. Office of the State Fire Marshal (SFM 02/24) Proposed adoption of amendments to the 2025 California Plumbing Code, Part 5, Title 24.

Chief Crystal Sujeski of the SFM Code Development Analysis unit provided an overview of the amendments to the 2025 California Plumbing Code, Part 5, Title 24.

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Office of the State Fire Marshal (SFM 02/24) proposed adoption of amendments to the 2025 California Plumbing Code, Part 5, Title 24. Commissioner Rambin moved to approve; Commissioner Santillan seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 14. California Building Standards Commission (BSC 01/23) Proposed adoption of amendments to the 2025 California Electrical Code, Part 3, Title 24.

Tom Martin, Associate Construction Analyst with BSC provided an overview of the amendments to the 2025 California Electrical Code, Part 3, Title 24. He specified that the proposed amendments were editorial in nature.

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the California Building Standards Commission (BSC 01/23) proposed adoption of amendments to the 2025 California Electrical Code, Part 3, Title 24. Commissioner Klausbruckner moved to approve; Commissioner Sasaki seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 15. California Building Standards Commission (BSC 01/24) Proposed adoption of amendments to the 2025 California Mechanical Code, Part 4, Title 24.

Beth Maynard, Associate Construction Analyst with BSC provided an overview of the amendments to the 2025 California Mechanical Code, Part 4, Title 24. She clarified that the BSC received three public comments during the comment period not related to the proposed amendments.

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the California Building Standards Commission (BSC 01/24) proposed adoption of amendments to the 2025 California Mechanical Code, Part 4, Title 24. Commissioner Klausbruckner moved to approve; Commissioner Stockwell seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 16. California Building Standards Commission (BSC 02/24) Proposed adoption of amendments to the 2025 California Plumbing Code, Part 5, Title 24.

Beth Maynard, Associate Construction Analyst with BSC, provided an overview of the amendments to the 2025 California Plumbing Code, Part 5. She specified that the amendments are non-substantive; some amendments were co-adopted with HCD and DSA; and the receipt of a public comment that was not related to the proposed amendments.

Comments and questions from the commissioners:

Commissioner Haskin provided general comments related to the ISOR that were editorial in nature.

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the California Building Standards Commission (BSC 02/24) proposed adoption of amendments to the 2025 California Plumbing Code, Part 5, Title 24 with editorial modification to spell out California Energy Commission and correct a spelling error in the term “Building”; Commissioner Haskin moved to approve; Commissioner Rambin seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 17. Division of the State Architect-Structural Safety (DSA-SS 01/23) Proposed adoption of amendments to the 2025 California Electrical Code, Part 3, Title 24.

Eric Driever, Principal Architect, and Paul Johnson, Senior Electrical Engineer, with DSA provided an overview of the amendments to the 2025 California Electrical Code, Part 3, Title 24. They specified that one public comment was received during the public comment period.

Comments and questions from the commissioners:

Commissioner Haskin shared his opinion regarding GFCI protection of specific appliances that cause nuisance tripping.

Paul Johnson disclosed that DSA internally discussed whether to propose the same amendment as HCD and SFM but decided to follow the model code.

Comments and questions from the public:

Bryce Nesbitt with EV Charging for All stated that GFCI compatibility with new electrification projects is becoming an increased barrier to electrification and noted that many jurisdictions have dropped the GFCI sections.

Mike Stone with NEMA raised “Point of order” as the previous commenter is bringing an issue not on the agenda. This should have been brought up in Item 3 (Items not on the agenda).

There were no written comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Division of the State Architect-Structural Safety (DSA-SS 01/23) proposed adoption of amendments to the 2025 California Electrical Code, Part 3, Title 24. Commissioner Rambin moved to approve; Commissioner Stockwell seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 18. Division of the State Architect-Structural Safety (DSA-SS 01/24)

Proposed adoption of amendments to the 2025 California Mechanical Code, Part 4, Title 24.

Paul Johnson, Senior Electrical Engineer with DSA, provided an overview of the proposed amendments to the 2025 California Mechanical Code, Part 4, Title 24.

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Division of the State Architect-Structural Safety (DSA-SS 01/24) proposed adoption of amendments to the 2025 California Mechanical Code, Part 4, Title 24. Commissioner Ramirez moved to approve; Commissioner Haskin seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 19. Division of the State Architect-Structural Safety (DSA-SS 02/24)

Proposed adoption of amendments to the 2025 California Plumbing Code, Part 5, Title 24.

Paul Johnson, Senior Electrical Engineer with DSA, provided an overview of the amendments to the 2025 California Plumbing Code, Part 5, Title 24.

Comments and questions from the commissioners: None

There were no written comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Division of the State Architect-Structural Safety (DSA-SS 02/24) proposed adoption of amendments to the 2025 California Plumbing Code, Part 5, Title 24. Commissioner Sasaki moved to approve; Commissioner Klausbruckner seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 20. Division of the State Architect-Structural Safety (DSA-SS 01/24

CWoRE) Change Without Regulatory Effect: Corrections to agency banners within the 2025 California Mechanical and Plumbing Codes, Parts 4 and 5 of Title 24, California Code of Regulations.

Paul Johnson, Senior Electrical Engineer with DSA, provided an overview of the CWoRE proposal to remove banners within Parts 4 and 5 associated with a portion of the Government Code specific to standards for community colleges structural safety.

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Division of the State Architect-Structural Safety (DSA-SS 01/24 CWoRE) proposed Change Without Regulatory Effect to correct agency banners within the 2025 California Mechanical and Plumbing Codes, Parts 4 and 5 of Title 24. Commissioner Rambin moved to approve; Commissioner Santillan seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 21. Department of Housing and Community Development (HCD 01/23) Proposed adoption of amendments to the 2025 California Electrical Code, Part 3, Title 24.

Mitchel Baker, Assistant Deputy Director, and Jeffrey Cooney, District Representative with HCD provided brief overview of the 2025 California Electrical Code, Part 3, Title 24 and the legal requirements HCD must follow.

Comments and questions from the commissioners:

Commissioner Klausbruckner suggested that commissioners should hear from the industry about the sunset date removal issue raised during SFM's Part 3 discussion.

Commissioner Santillan asked what happens with the life and safety and the sunset date if both agencies (HCD and SFM) withdraw their proposals?

Chief Sujeski with SFM stated that the Tentative Interim Amendment (TIA), which created the sunset date in the code, allowed extra time for the industry to fix the faulty trip concerns with the listed equipment. The exception is no longer part of the 2023 National Electrical Code (NEC).

Mitchel Baker, Assistant Deputy Director with HCD, stated that HCD worked with stakeholders during the CAC meetings to remove the sunset dates, and he suggested this was a maintenance and enforcement issue.

Commissioner Sasaki asked if HCD wanted to leave the proposal as-is? He also asked if HCD heard the discussion about the issues when SFM was presenting their proposals and asked if HCD intended to reassess this issue during the next code cycle.

The discussion continued between commissioners, Mitchel Baker, and Crystal Sujeski.

Comments and questions from the public:

Mike Stone with NEMA explained that HVAC equipment is not necessarily required to be listed, but to take advantage of the exception, it has to be listed. He mentioned there have been problems with listed equipment and compatibility, and that NFPA included the sunset date to acknowledge that future technology will be compatible with GFCI technology.

Don Iverson added that there has been industry coordination to find issues and that there are up to 25 models where no issue exists.

Viana Barbu, BSC Legal Counsel, stated that per Health and Safety Code Section 18930 the Commission can only consider the record that was in place before the

proposing agency. She suggested the Commission may not consider new additional outside facts, reports, etc.

The discussion continued between Viana Barbu and commissioners pertaining to potential withdraw of HCD and SFM proposals. Mitchel Baker stated that HCD is amenable to withdraw the proposal in Item 4-0.

Chief Sujeski with SFM stated she would withdraw the SFM Item 4-0 from Agenda Item 11.

There were no written comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Department of Housing and Community Development (HCD 01/23) proposed adoption of amendments to the 2025 California Electrical Code, Part 3, Title 24 on all items except Item 4-0. Commissioner Santillan moved to approve; Commissioner Haskin seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 22. Department of Housing and Community Development (HCD 02/24) Proposed adoption of amendments to the 2025 California Mechanical Code, Part 4, Title 24.

Jeffrey Cooney, District Representative with HCD provided brief overview of proposed amendments to the 2025 California Mechanical Code, Part 4, Title 24, and the legal requirements HCD must follow.

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Department of Housing and Community Development (HCD 02/24) proposed adoption of amendments to the 2025 California Mechanical Code, Part 4, Title 24. Commissioner Stockwell moved to approve; Commissioner Rambin seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 23. Department of Housing and Community Development (HCD 03/24) Proposed adoption of amendments to the 2025 California Plumbing Code, Part 5, Title 24.

Randall Enrico, District Representative with HCD provided brief overview of amendments to the 2025 California Plumbing Code, Part 5, Title 24. He clarified that HCD received no public comments.

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Department of Housing and Community Development (HCD 03/24) proposed adoption of amendments to the 2025 California Plumbing Code, Part 5, Title 24. Commissioner Sasaki moved to approve; Commissioner Haskin seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 24. Department of Housing and Community Development (HCD 04/24) Proposed adoption of amendments to the 2025 California Green Building Standards Code (CALGreen), Part 11, Title 24.

Tyler Mayo, Title 24 Regulations Manager, provided brief overview of the amendments to the 2025 California Green Building Standards Code, Part 11, Title 24, developed through a coordination process between HCD, CARB, and other supporting agencies. He specified that pre-cycle activities and focus group meetings were conducted, and 138 public comments were received.

Comments and questions from the commissioners:

Commissioner Klausbruckner requested clarification regarding Section 4.106.4.2.2, multifamily dwellings, hotels and motels, and asked whether EV charging spaces required more space.

Tyler Mayo responded that this proposal separated out hotels and motels from multifamily buildings; while Mitchel Baker, Assistant Deputy Director with HCD, stated that the type of equipment differs based on installation and preference of the homeowner, but typically wouldn't have any impact on a residential parking space.

Comments and questions from the public:

Sven Thesen with EVCAC appreciated HCD addressing direct wiring so the tenant supplies the charger and expressed an opinion that there will be some lost space for ADA parking spaces that have EV charging access.

Bryce Nesbitt, who advises multi-family property owners expressed support for the regulations but mentioned that there should be further work done regarding the EV exclusion for mechanical lifts.

Commissioner Klausbruckner asked HCD to address the parking sizes and spacing issues pertaining to accessibility for EV charging spaces.

Mitchel Baker responded that parking is a local matter when it comes to accessibility. He also suggested that HCD is not prepared to have any discussion about accessibility or parking size during this time because the accessibility provisions are in Chapter 11A of CBC and not CALGreen.

Commissioner Klausbruckner asked Counsel or CBSC staff if there could be a discussion that involved a combination of accessibility and EV charging spaces.

Stoyan Bumbalov, Executive Director with CBSC stated the HCD does not have provisions for EV charging in Chapter 11A, but there is a section in CALGreen that addresses accessibility and also refers to Chapter 11B.

There were no written comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the Department of Housing and Community Development (HCD 04/24) proposed adoption of amendments to the 2025 California Green Building Standards Code (CALGreen), Part 11, Title 24 with modifications outlined in HCD's addendum, based upon Criteria #6

of the 9-point criteria. Commissioner Patel moved to approve as amended; Commissioner Santillan seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 25. California Building Standards Commission (BSC 03/24) Proposed adoption of amendments to the 2025 California Green Building Standards Code (CALGreen), Part 11, Title 24.

Enrique Rodriguez, Associate Construction Analyst with BSC, provided an overview of the BSC proposals for the 2025 California Green Building Standards Code (CALGreen) Part 11, Title 24. He specified that precycle activities were done in coordination with DSA and HCD.

Comments and questions from the commissioners:

Commissioner Ramirez requested explanation on the cost estimates.

Enrique Rodriguez asked Adrienne Harris, Air Pollution Specialist with California Air Resources Board (CARB), to explain the cost estimates.

Adrienne Harris explained that light-duty EV charging infrastructure was determined by the number of spaces impacted based off square footage and reviewing data from the National Construction Cost Estimator and a survey of third parties that provide EVSE.

Commissioner Ramirez asked why the cost estimate for small business indicates an unknown cost.

Adrienne Harris explained that if there is a building that falls under a certain square footage, it might not be required to have EV charging infrastructure.

Comments and questions from the public:

Bryce Nesbitt encouraged the approval of the proposal but mentioned that the issue of dwell time be further investigated during the next code cycle.

Sven Thesen with EVCAC echoed Bryce Nesbitt's comment about dwell times and would like for people to be able to charge at work instead of home. Appreciates the direction BSC is going with the proposal.

Linda Hutchins-Knowles appreciates the work BSC and HCD have done and expressed the importance of coordination with other agencies to allow equity in funding opportunities for existing buildings. Mentioned that EV is currently allowed in individually assigned parking spaces in multi-family housing.

There were no written comments.

Motion: Chair Soto-Taylor entertained a motion to consider the approval of the proposed adoption of amendments to the 2025 California Green Building Standards Code (CALGreen), Part 11, Title 24. Commissioner Rambin moved to approve; Commissioner Santillan seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 26. Division of the State Architect-Structural Safety (DSA-SS 03/24)

Proposed adoption of amendments to the 2025 California Green Building Standards Code (CALGreen), Part 11, Title 24.

Eric Driever, Principal Architect, and Paul Johnson, Senior Electrical Engineer, with DSA, provided an overview of DSA proposal for the 2025 California Green Building Standards Code, Part 11, Title 24.

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Soto-Taylor entertained a motion to consider approval of the Division of the State Architect-Structural Safety (DSA-SS 03/24) Proposed adoption of amendments to the 2025 California Green Building Standards Code (CALGreen), Part 11, Title 24. Commissioner Haskin moved to approve Commissioner Rambin seconded. Motion carried 9 yes, 0 abstain, 1 absent.

Agenda Item 27. Future Agenda Items

Questions or comments from the commissioners: None

Agenda Item 28. Adjourn

Motion: Chair Soto-Taylor entertained a motion to adjourn. Commissioner Santillan moved to adjourn the meeting. Commissioner Klausbruckner seconded. Motion carried with 9 yes, 0 abstain and 1 absent.

Chair Soto-Taylor adjourned the meeting.

[December 17, 2024, CBSC YouTube](#)

Wednesday, December 18 and Thursday, December 19, 2024:

No meeting on December 18 and 19, 2024, The California Building Standards Commission (CBSC) heard and took action on all agenda items and completed on December 17, 2024.