



# City of Santa Barbara

## BUILDING AND FIRE CODE BOARD OF APPEALS MINUTES FEBRUARY 4, 2021

2:30 P.M.  
GoToWebinar  
[SantaBarbaraCA.gov](https://www.santabarbaraca.gov)

### BOARD MEMBERS:

Paul Spieler, Chair  
Jeff Hornbuckle- Abstained  
Nick Koonce  
James Langhorne  
John Maloney  
Jim Marston

### STAFF:

Jose Barajas, Interim Secretary of The Board  
Christina Dye, Interim Chief Building Official  
Joe Poire, Fire Prevention Division Chief  
Tim Dunn, Building Inspector & Plan Check Supervisor  
Maria F Sanchez, Administrative Specialist  
Greta Walters, Executive Assistant  
John Doimas, Assistant City Attorney

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**Note:** These minutes are a summary of the meeting; an audio recording of this meeting is available at <https://www.santabarbaraca.gov/gov/brdcomm/ac/bfcba/audio.asp>

### CALL TO ORDER

The Full Board meeting was called to order at 2:35 p.m. by Chair Spieler.

### ATTENDANCE

Members present: Koonce, Langhorne, Marston, Maloney, and Spieler

Members absent: Hornbuckle

Staff present: Interim Chief Building Official, Christina Dye  
Interim Secretary of the Board, Jose Barajas  
Building Inspector and Plan Check Supervisor, Tim Dunn  
Administrative Specialist, Maria F. Sanchez  
Executive Assistant, Greta Walters  
Assistant City Attorney, John Doimas

### GENERAL BUSINESS

#### 1. Public Comment:

The meeting opened for public comment at 2:37 p.m. No one chose to speak, so the chair closed the public comment portion of the meeting.  
Public comment closed at 2:41 p.m.

#### 2. Approval of Minutes:

NOTE: Agenda schedule is subject to change as cancellations occur.

**Motion:** Approve the minutes of the Building and Fire Code Board of Appeals meeting of **November 5, 2020**, as submitted.

**Action:** Maloney/ Langhorne 5/0/-1. Motion carried.

3. Approval of the 2021 Building and Fire Code Board of Appeals 12 month meeting schedule.

**Motion:** Approve the 2021 Building and Fire Code Board of Appeals 12 month meeting schedule as submitted.

**Action:** Marston/ Maloney 5/0/-1. Motion carried.

4. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

- a. No announcements were made

**5. Discussion and Recommendations- Discuss how the City should confirm the building permit applicant's "Adjusted Construction Cost." (continued)**

*Description: Validating the Adjusted Construction Cost defined in the State Building Code.*

Interim Secretary of the Board, Barajas explained, as the Board directed in the meeting of November 5<sup>th</sup>, the Board would endorse what was proposed, if CBO Stuffer and staff would return to the Board to further discuss how the permit applicant's adjusted construction cost is validated after taking a look at the Cities of San Diego and Oakland's construction valuation schedule and contacting CASI for any policy recommendations. As previously noted, the adjusted construction cost plays a key role in determining the extent of accessibility that's brought to an existing building when it's undergoing an alteration relative to its path of travel improvements.

Interim Secretary of the Board, Barajas presented his research on the Cities of San Diego and Oakland's method to determine their construction valuation process and concluded that their methods are closely aligned with the City of Santa Barbara's method in determining valuation estimates. Recommending the direction that has been taken in the past policy that the Board endorsed, a simple way to validate construction cost.

Public comment opened at 3:07 p.m.

No public comment.

Public comment closed at 3:08 p.m.

Board members discussed their concerns in finding more effective and accurate methods to validate construction costs, estimates on projects and accessibility issues.

Interim Secretary of the Board Barajas, Interim CBO Christina Dye and Building Inspector and Plan check Supervisor, Tim Dunn responded to questions and concerns from the Board Members.

Assistant City Attorney John Doimas responded to questions from the Board.

**Motion:** The Board recommends having staff research and return to the Board with the following:

- The 70% discount for tenant improvements
- A comparison of the ICC evaluation numbers with other estimating methods such as Marshall and Swift, RSMeans, ENR, etc.
- Report back on getting bids and contracts on projects as a part of the approval process
- Include an ENR or RSMeans cost coefficient for the Santa Barbara Area and regional multipliers
- Review and add language in the policy regarding certification being revised with an eye towards enforcement
- Evaluate the City of Concord's construction valuation process

**Action:** Koonce/ Marston 5/0/-1. Motion carried.

### 3. Adjourn Meeting

**Motion:** Adjourn the meeting.

**Action:** Koonce/ Marston 5/0/-1. Motion carried.

The meeting adjourned at 4:02 p.m.