**SUMMARY**

**Building Inspectors Call**

**Thursday, April 9, 2020**

**9:00 – 9:30 am**

1. **Announcements**
   1. ADU building codes webinar will be April 23rd. the focus will be exclusively building and fire code questions.
   2. Please update the [Google Document](https://docs.google.com/spreadsheets/d/1r_8hIP2mb7zDp2cPdJcCs5M7R1r7FiPGibhka6xZKww/edit?pli=1#gid=735835529) on what your jurisdiction is doing
2. **Updates on What Jurisdictions are Doing** 
   1. Woodside –have been shut down for some time so enforcing new order has been going well. Some sites thought they could still get inspections, and police had to visit. Submittal appointments only. Applications are dropped off in box outside and left for three days, appointment scheduled with permit tech and application processed. No permits will be issued until reopen and processing will help them not be slammed by when reopen. Regarding HAA, talked with planning and can still give comments and allow resubmittal.
   2. San Bruno – Similar, also taking paper submittals. One closed down site was reopened by City Manager and Attorney.
   3. San Carlos – Similar, taking and processing planning and building applications, but holding off on issuing permits until order lifted.
   4. SSF – taking submittals, resubmittals and plan checks electronically with only one paper submittal in the past two weeks. Dropped in box outside and left for three days. Taken kitchen and baths off list of what is allowed, most biotech, commercial and affordable housing with mixed used shut down on own. Some mixed use continuing because almost complete. Still doing sewer laterals.
   5. Foster City – taking everything but only issuing permits for water heaters, furnaces or other habitable issues. All electronic submittals and payments, with very few paper submittals. Gilead submitting items for permitting but nothing issued yet.
   6. Daly City – taking electronic submittals. Emergency inspections only like leaky roof or water heater. Construction stopped for the most part, including commercial.
   7. Menlo Park – City Council met last night, and city is still under a no construction order. Taking submittals and providing revisions, but no permits or new applications. Only emergency inspections; these requests have skyrocketed but 90% denied.
   8. Redwood City – taking all electronic submittals and doing plan review, but no permits. Emergency repairs same as others. Affordable housing and multifamily construction continuing if includes 10% income restricted units.
3. **Products for Inspectors**
   1. [Draft Safety Protocols](http://www.21elements.com/documents-mainmenu-3/covid/1094-summary-of-safety-protocols-for-building-inspectors/file) – handout including information we have collected all in one place. Emailed out and available on website. Let us know of any edits or feedback.
   2. [Virtual Inspections Options](http://www.21elements.com/documents-mainmenu-3/covid/1095-draft-virtual-inspection-options-research-updated/file) – emailed and also on website. Let us know of any feedback.
4. **Questions**
   1. Daly City – SMC website FAQ says that if someone is midway through a remodel, it can continue only if safe, sanitary and habitable and to extent that cannot reasonably be delayed. Has anyone been challenged on this?
      1. Woodside – Letting an elevator shaft open on three floors continue until shaft area closed up. Taking on case by case and not scheduling finals.
      2. Menlo Park – allowing TCO inspections if ready to go. Getting someone into a safe residence complies with county order and Council determination of order. Allowing TCO move ins, has four or five times since order.
      3. Foster City – let ADU continue to get elderly person in housing
      4. San Carlos – allowing TCOs
      5. Redwood City –if someone is already living somewhere safe, may not allow move in. Everyone says their situation is essential but taking case by case.
      6. San Mateo City – same as everyone, taking case by case.
5. **Next Steps**
   1. Building inspector call Wednesday, April 15th at 9am, may switch to Zoom