



Town of Paradise
Community Development Department
Building Resiliency Center
6295 Skyway
Paradise, CA 95969
(530) 872-6291 x411

Meet Your Inspector Minutes

Location: Building Resiliency Center

Time: 3:00 p.m.

April 6, 2022

1. Opening

Patti Samons hosted this month's meeting, starting with welcoming everyone attending our builder's inspector meeting. Tony Lindsey is not available and is away in an EOC training. Staff present stood and gave their name and title so all could see their familiar faces.

Staff Present: Rick Doane (Building/Onsite Inspector II), Shane DeValera (Fire Prevention Inspector II), Aisha Tennin (Office Assistant), Patti Samons (Plans Examiner), Jonah Canright (Plans Examiner), Bob Collier (Building/Onsite Inspector), Fran Morrow (Building/Onsite Inspector), John Rollo (Building/Onsite Inspector II), Wes Cannon (Building/Onsite Inspector I), Russ Nelson (Deputy/Onsite Inspector).

2. Guest Speakers: Paul Vargas (CSLB), Mario Romano (PG&E), Nick Tovar (PG&E), Jerry Rice (PG&E), Amy Rohner (VCE).
3. CSLB Enforcement will be at the Building Resiliency Center (BRC) and in the field on the 2nd and 4th Mondays of the month from 9 am to 2 pm.
4. PG&E will be at the Building Resiliency Center (BRC) on the 2nd Tuesday of the month from 9 am to 1 pm.
5. **Paul Vargas, CSLB, Special Investigator Statewide Investigative Fraud Team:** Paul gave a brief overview of what his unit does. His unit is the SWIFT Unit. They deal with unlicensed contractors and active job sites. Anything that you would do on a property, building a fence, taking a tree down, stump grinding, or building a whole house pretty much is going to need a license once you get to \$500 in labor and materials. Something to be aware of is making sure you hire a licensed contractor. Ways to find a licensed contractor is to go to the CSLB website, go to the Consumer section, then to Find My Licensed Contractor, and enter your zip code or city to bring up the list of licenses that are covering that area.



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If you get a contractor someone is complaining about, you can go to the CSLB website and download the complaint form and mail it in or return it to the link on the website. The return time is 60 days from the time it's received till the time investigation is done. Most of the time they meet the 60-day time frame, sometimes it takes longer. When sending the complaint form, you'll want to include the contract details, any form of payment you've made, any pictures you have before the project was started, during the project and anything to help build your case. It makes it a lot easier if this information is all sent in with the complaint form to expedite the process.

- 6. Jerry Rice, PG&E Rebuild Project Manager:** Jerry spoke about some changes PG&E has happening that they can work with us and all the contactors in town to help us get through some of the changes they've made. Their hope is that they are serving us adequately and in a timely fashion. If we're having any delays, please let them know so they can get on top of it. The last thing they want to do is delay customers from getting into their homes.

Fill Dirt: The dirt teams get a weekly list of applications for permits from the Town. They check the list for people who have applied for permits for their homes and cross reference the dirt list. The people who have applied for permits will go to the top of the list. If you are building or installing a mobile home, you'll go to the top of the list. As they have dirt leftover each week, then they'll pick off the remainder of the list. To date this year, they've delivered 50,000 yards of dirt. Sometimes a lot of the dirt doesn't pass the analytical test, so it's disposed in a landfill. The testing cycle was asked to be changed, so they can always have a large dirt pile available and a backup pile. The call is for as many trucks they can get in a day. They are moving much more dirt than they used to. The people who are building will be prioritized first. The town gives the dirt program a report every Monday.

- 7. Mario Romano, PG&E Supervisor/Inspections, Operations Coordination:** Mario spoke to us about the PG&E changes happening for contactors and provided handouts that are available on our website. The PG&E green book standards are changing for the good. He went over the separations chart which gives you the separations from the leach field of 10 ft. One that's new is the tree trunks 5 ft clearance and the propane 20 ft clearance. These are the standards that are getting rolled out to us this leg. The second thing is, it's not the drop-dead date today, that's why they are here to get this information out to the public, because there's a lot of things that will change the way everybody's been doing it for years. One of the changes on the handout 038193 pg. 4 of 27 is the coupler in the wall is not going to be flush with the concrete. It can no longer be plastic swipe to steel riser in the permanent location. The next thing is the wall mount is calling out for a strap figure 3 in the mid distance and the coupler now needs to be 6 inches below final grade. Handout 063927 pg. 4 of 7 shows where they'll need to have a steel riser that needs to be flush with the concrete. The jobs that have been engineered until past this date will be grandfathered in. The coupler material code is a plastic coupler threaded on one side. You will not be able to use the thread because it must be buried in concrete. On the back pg. 5 of 7 Note #1 is the manufactured sweep required conduit



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must not protrude away from the wall or mounted panel. Note #2 the conduit must exceed 12 inches away from the foundation.

Gas Service Risers, it's not a standard yet but it has become an issue and it's going to change the communication enclosure, instead of the 12 inches off center line of your riser is going to be 15 inches.

8. **Nick Tover- PG&E Rebuild Outreach:** Nick is in the mobile unit out in front of the BRC the 2nd Tuesday of every month. He answers questions regarding customers relations, vegetation, service planning, dirt, or any other issues or questions for PG&E. He's there to help you.
9. **Amy Rohner-Valley Contractors Exchange:** RCAC is working with the Town to come up with some creative financing options for construction loans. They have a survey. If you're not able to self-finance your builds and you're looking at loan programs when there isn't one that's feasible, this is a kind of "out of the box" solution, but they need the feedback from the survey.

Speed Dating for Contractors on May 19th is an opportunity for generals and subs to talk, and it's free to contactors. We're posing it as a thank you to contactors for all you do. There will be free lunch. The Town and County will be on site to answer any questions. Speed dating from 2:00 to 4:00, networking from 4:00 on (with beer). It will be held at the Elks Lodge in Paradise.

Meeting adjourned at 4:00 pm.

Next meeting will be May 4, 2022, at 3:00 pm.

The following handouts were distributed at the meeting and are available on the Town of Paradise website building page:

- CSLB Flyer
- PG&E Greenbook – Minimum Meter Set Clearance Requirements
- PG&E Greenbook – Methods and Requirements for Installing Residential Underground Electric Services
- PG&E Greenbook – Minimum Requirements for Design and Installation of Electric Conduit
- RCAC Handout
- Speed Dating for Contractors Flyer



CSLB

Contractors State License Board

When:

2nd and 4th Monday of the month

**Where: Building Resiliency
Center 6295 Skyway**

TIME: 9:00 – 2:00

No appointment needed

Drop in any time the hours they are here

Minimum Requirements for the Design and Installation of Electric Conduit, Insulated Cable, and Facilities

Trench Requirements (Continued)

Notes

3. For independently installed electric trenches, most of the requirements are the same as for joint trenches. However, Table 2 below shows and clarify requirements when installing electric trench only.

Table 2 Minimum Separation and Clearance for Electrical Conduit by Facility Type ⁵

Facility	Minimum Parallel Separation	Minimum Crossing Separation
Between multiple electric primary conduits	3 inches	6 inches
Between electric primary and secondary, service and streetlight conduits	3 inches	6 inches
Between electric secondary, service and streetlight conduits	1.5 inches	6 inches
Between electric primary and gas distribution main and service conduits	12 inches	12 inches
Between electric secondary, service, streetlight and gas main and gas service conduits	12 inches	6 inches
Leach field and electric primary, secondary, service and streetlight conduits	10 feet ¹	Not Allowed ²
Steam lines from PG&E electric conduits	10 feet ³	18 inches ³
Tree trunk from PG&E electric primary, secondary, service, and streetlight conduits	5 feet ⁴	5 feet ⁴
Diesel or other volatile liquids; propane or other volatile, heavier-than-air gases and any type of electrical conduit	20 feet	20 feet
Edge of Underground gas tank and any type of electric conduits	10 feet	10 feet
Hydrogen cooling block, dispenser or storage and any type of electric conduit	5 feet	5 feet
Hydrogen compressor and any type of electric conduit	15 feet	15 feet
Any other pipe systems or other foreign substructures excluding wet facilities not listed above	12 inches	6 inches

- ¹ If this separation cannot be achieved, refer to the [Septic Tank/Leach Field/Leach Line](#) section starting on [Page 9](#).
² Mobile home park is the only exception, refer to the [Septic Tank/Leach Field/Leach](#) section starting on [Page 9](#).
³ If this separation cannot be achieved, refer to the [Steam Line](#) section starting on [Page 12](#).
⁴ Radial distance from the closest edge of the trunk to the edge of electric conduit.
⁵ Wet facility requirements are the same as listed in [S5453](#).

4. Separations in Table 1 and Table 2 may be reduced when conduits are entering enclosures, panels, pads, vaults, or structures. Allowance must be made for the installation of the conduit end bell fittings.
5. Sharp turns, bends, or other irregularities in the conduit must be avoided.
6. If the bottom of a trench which will contain plastic conduit is rocky, use backfill material conforming to the requirements of [Engineering Material Specification 4123](#). Before tamping in the area of plastic conduit, apply at least 6 inches of backfill over the top of the conduit to avoid breakage. Final backfill may then be placed in the trench and tamping employed to finish grade. The soil originally removed from the trench should be used as backfill wherever possible.
7. Do not use salt-water sand backfill with steel conduit.
8. Other utility practices may require a greater minimum conduit separation.
9. Refer to state of California, Department of Industrial Relations; Trench Construction Safety Orders for trench construction requirements. These orders are issued by the Department of Occupational Safety and Health.

Service Installation (Continued)

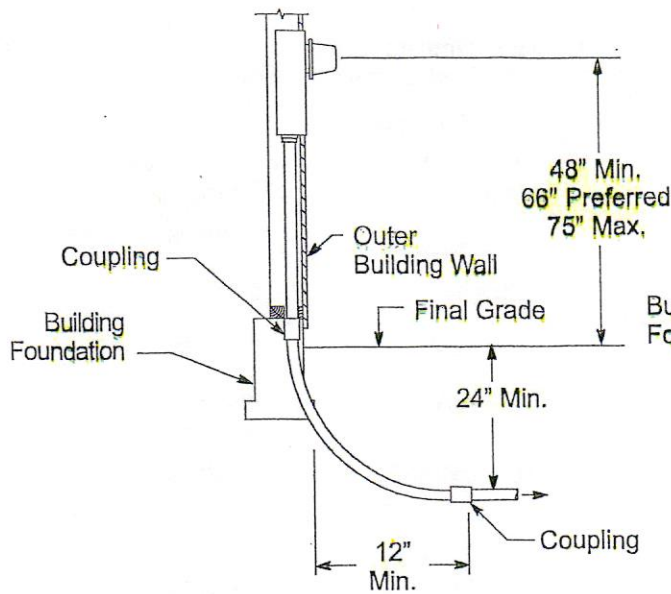


Figure 2
Recessed-Mounted Service Termination Enclosure

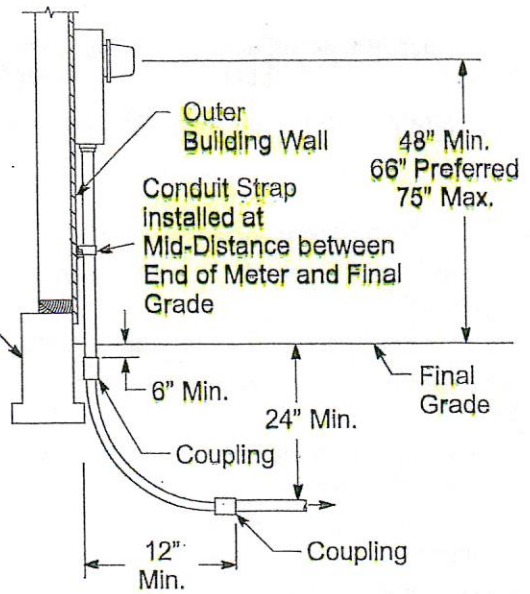


Figure 3
Surface-Mounted Service Termination

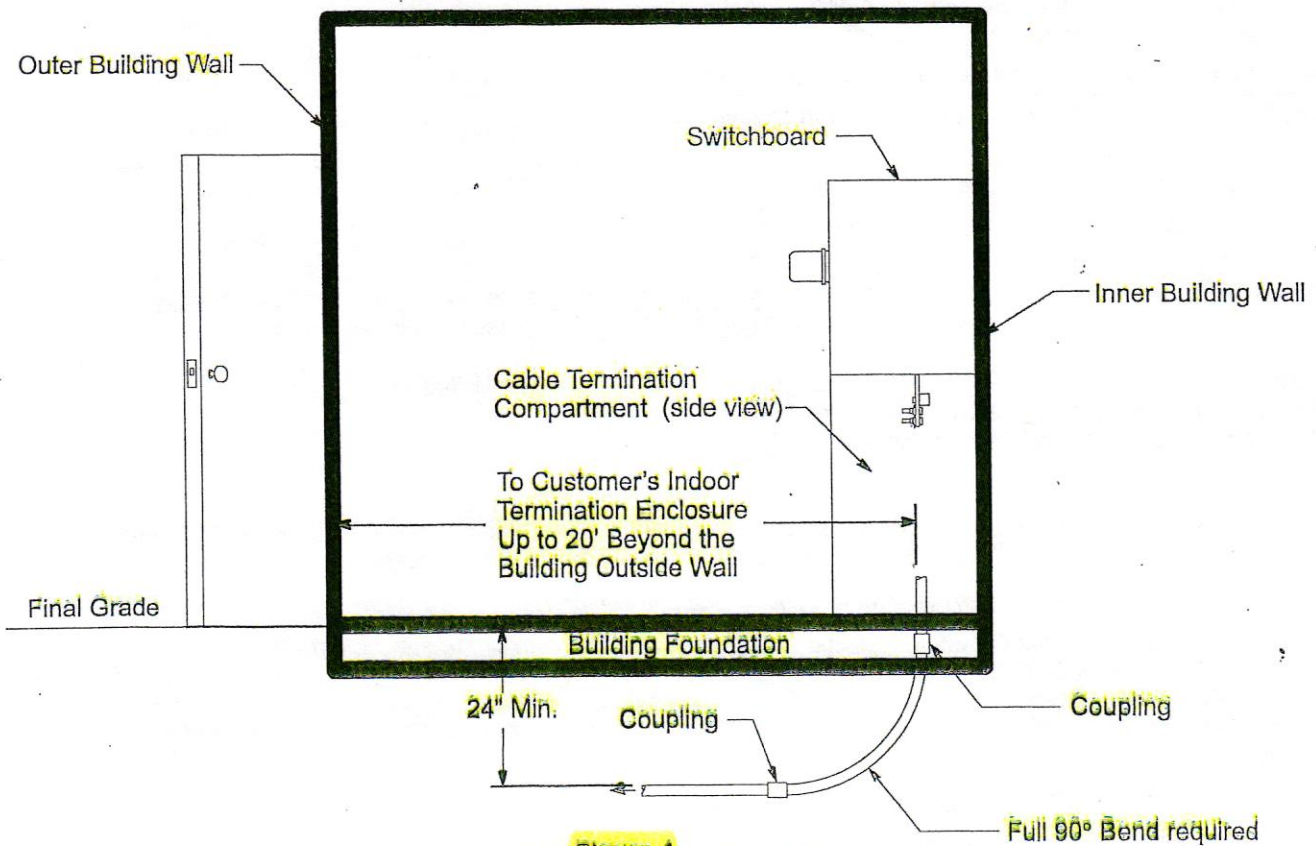


Figure 4
Indoor Service Termination and
Metering Enclosure in Electric Room

**Methods and Requirements for Installing Residential
Underground Electric Services 0 – 600 V
to Customer-Owned Facilities**

19. If the new panel is able to accommodate it, the existing service conductor may be reused provided it meets the load, voltage drop, and flicker requirements of the new load. If the service conductor size must be upgraded, the existing conduit must be proofed with a mandrel.
20. For existing panels that are less than 36" horizontally away from the gas service riser, it is allowed to use the existing service conduit and extend new conduit of the same size and material to a new panel location that is 36" or more away from the gas riser as long as all the parameters listed in Notes 18, 19, 20, and 21 are met.
 - A. For service runs that approach the front of the existing panel, directly or at an angle, the new conduit will need to start back along the existing conduit and far enough away from the new panel location to minimize additional bends in the conduit system.
 - B. The new total number of bends must be within the maximum 315° allowed for service conduit run. For further information refer to [Document 038193](#).
 - C. The new panel must be relocated no more than 20' away from the existing panel.
21. For upgraded panels, splice boxes are not allowed on private property to accommodate customers' existing services. Service cable needs to be brought up to our current standard conduit service system from the customer meter to PG&E point of secondary distribution.
22. Notes 18, 19, 20, and 21 do not apply to the following conditions:
 - A. Direct buried or Cable-In-Conduit (CIC) service cables. Direct buried and CIC service cables must be replaced with approved service cable and installed in approved service conduit.
 - (1) Splice boxes between the customer panel, with existing DB or CIC cable, and PG&E secondary distribution system are not allowed. See Note 22 above.
 - B. Upgraded electric meter panels that are within 36 inches of the gas service riser. The clearance requirements in [Greenbook Section 5.4.3](#), "Meter Set Clearance Requirements" must be met for upgraded and relocated meter panels.
 - C. New upgraded panels with a Service Equipment Rating (amps) that is more than one upgraded size than the existing panel, as specified in Table 3 on Page 5. For example, if an existing panel less than or equal to 100 amps is upgraded to a 400 amp panel instead of a 200 amp panel.
 - D. If the existing cable size is more than one size smaller than the cable required to serve maximum load for the new panel, as specified in Table 3 on Page 5. For example, if the existing cable is #2 AWG aluminum and new upgraded panel requires 4/0 aluminum.

Cover

23. A minimum of 24 inches of cover for secondary (0 - 750 V) electric service, or 36 inches minimum cover for primary (over 750 V) is required. Cover is the distance from the outer surface of an underground facility to the top of the final grade. The actual trench depth will be greater (approximately 30 inches or 42 inches minimum respectively) to accommodate the underground facility, bedding, enclosures, riser sweeps, and joint trench installations with other utilities.

Temporary Service

24. The policy of using permanent service panels to supply temporary power is expanding. Schedule 40 or 80 PVC riser conduit may be damaged by staples and nails, and this has resulted in damage to service cables. Therefore, for those locations where cable will be installed or that will be energized prior to completion of the wall, the conduit must be Schedule 40, rigid steel conduit, to protect the service cables from damage caused by siding nails, etc. Refer to [Greenbook Section 5.9.1](#), "Temporary Service Using Permanent Service Panels".

Table 2 Service Conduit Types Approved for Underground Application

Type	Specification ³ (must be marked on conduit)
Hot-Dip, Galvanized, Rigid Steel	ANSI Spec. C80.1
PVC, Co-extruded Cellular Core PVC, Schedule 40 or 80	UL 651, or ETL conforms to UL 651

³ The entire "conduit system" must meet the specifications listed above. The conduit system includes conduits, conduit bends, conduit fittings or couplings and all related components (e.g., end bells and cable protectors) that are needed to install PG&E cables and conductors.

**Methods and Requirements for Installing Residential
Underground Electric Services 0 – 600 V
to Customer-Owned Facilities**

UG-1: Services
Greenbook
EDM

Table 3 Service Conduit Types Approved for Underground Application Cable and Conduit Requirements for Residential Services

Service Equipment Rating (amps) ¹	Conduit Size and Number ²	Minimum Vertical Radius	Minimum Horizontal Radius	Aluminum Cable Required to Serve Maximum Load AWG or kcmil ⁶	
				(Per Phase)	Neutral
100–125	1-2"	24"	36"	1-1/0	1-#2
200–225	1-3"	24"	36" ⁷	1-4/0	1-1/0
320 ³	1-3"	24"	36" ⁷	1-350	1-4/0
400 ^{4, 5}	1-4"	36"	36"	1-750	1-4/0
600 ^{4, 5}	2-3"	24"	36" ⁷	2-350	2-4/0

- ¹ Service rating must be the termination section, pullcan, service section, or main service switch continuous current rating, whichever is greater.
- ² See Note 3 on Page 1 for size and distance limitations, Note 12 on Page 2 for conduit type allowed on or within buildings, and Table 2 above for conduit type allowed underground.
- ³ Require manual bypass facilities.
- ⁴ Require transformer rated meter.
- ⁵ Requires two bolt terminations and cable to spade connectors. Lay-in lugs are not allowed.
- ⁶ Cable size shown in Table 3 is the minimum size cable that must be used.
- ⁷ Available only on 90 degree bends.

Service Installation

Notes

1. A Vertical 90° manufactured sweep is required to be installed to meet trench grade. The riser conduit must not protrude away from the wall or mounted panel.
 - A. Couplings on the riser conduit installed inside the building foundation must be no higher than flush with the top of the concrete. Couplings installed outside building foundation must be installed a minimum of 6" below final grade.
2. The conduit end must extend at least 12 inches away from the foundation. Install the sweep in the direction of the service trench. If a deeper trench is required, the sweep must extend to the same depth as the conduit in the trench.
3. A minimum of 24 inches of cover must be maintained from the top of conduit to final grade.
4. See [Greenbook Section 5.4.3](#), for electric service and metering room requirements.
5. See [Greenbook Section 3.2.2](#), for establishing PG&E and applicants underground electric service responsibilities.

Minimum Meter Set Clearance Requirements

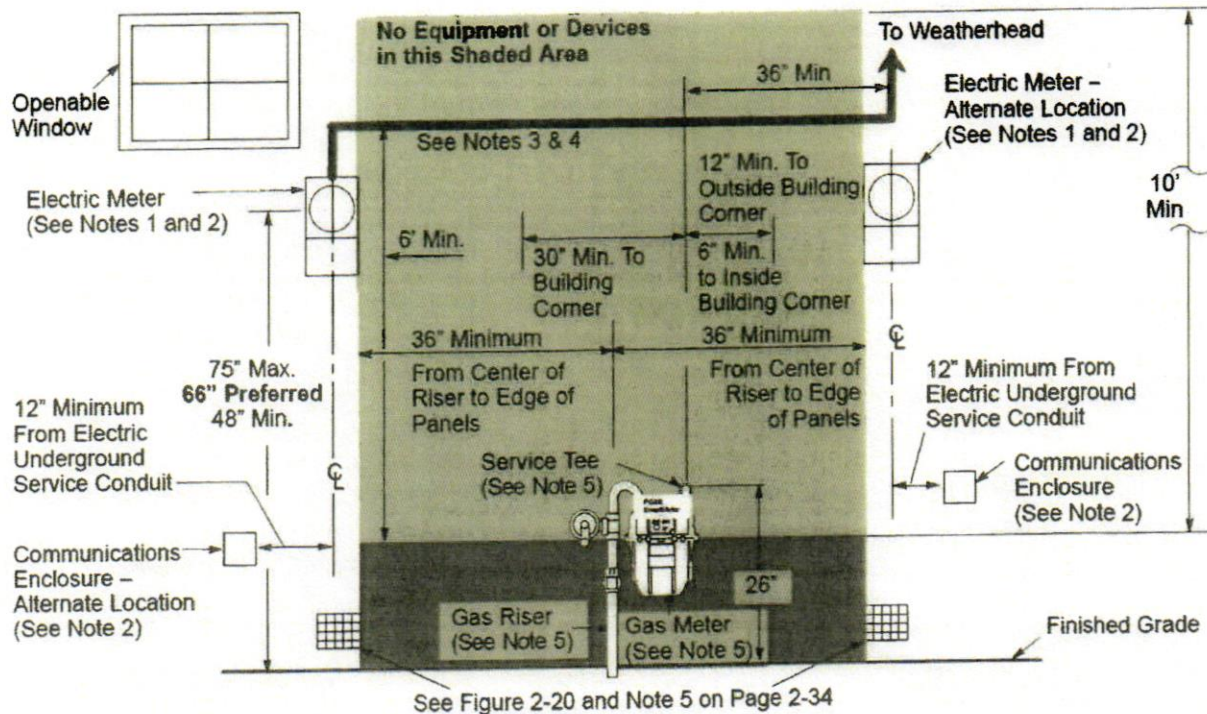


Figure 2-19
Electric and Gas Meter Set Separation Dimensions and Clearances

Notes in reference to Figure 2-19 (on the previous page).

1. Electric meter panel locations are subject to utility approval and must comply with the applicable code requirements. PG&E does *not* have specific requirements for the distance from the electric panel to the outside building corner. See Section 5, "Electric Metering: General," for properly locating the electric meters. See Subsection 5.4.4., "Working Space," on Page 5-15, for electric meter working space.
2. Applicants must *not* install any electrical devices or equipment, including wires, cables, metering enclosures, telecommunication enclosures, bond wires, clamps, or ground rods within the shaded area around the gas meter. The 36-inch distance can be reduced to 18 inches for electrical devices or equipment certified for NEC Class I, Division 2 locations.
3. A straight, solid, and continuous metallic conduit without couplings, joints, or connections is allowed to run completely through the shaded area at 6 feet or higher above the gas meter regulator vent.
4. Electric wiring for new photo voltaic or electric meter upgrades may pass through the clearance area shown in Figure 2-19 if the wires are in a metallic, continuous sleeve with no joints, couplings, or fittings. The sleeve must extend a minimum of 3 feet on either side of the meter set and must be a minimum of 6 feet above the regulator opening.
5. Place the gas service riser 6 inches to 9 inches from the finished wall. The completed customer houseline at the service delivery point must extend a minimum of 4 to 6 inches from the finished wall where the meter is to be set, and must be 26 inches above the finished grade. See Figure 2-14 on Page 2-27, Figure 2-15 on Page 2-28, and Subsection 2.5. on Page 2-44.
6. The minimum dimensions and clearances in Figure 2-19 are good for gas meters up to the 1,000 class. See Figure 2-14 and Figure 2-15 on Pages 2-27 and 2-28 for illustrations of clear and level working space in front of the gas meter.

Applicants must not install water spigots, lines, gutter systems, or other above-ground sources within 36 inches of the gas or electric facilities.

Go online at PGE.COM/GREENBOOK for additional information

Background

RCAC is a Sacramento-based nonprofit that has been working on the Camp Fire recovery efforts since 2019, both regionally and with the Town of Paradise specifically. Our Housing and Community and Environmental teams are working on projects that support the recovery, including mobile home parks, single-family housing, and the proposed sewer project. Since 2020 we were also part of a team led by the Local Initiatives Support Corporation (LISC) working with disaster impacted communities.

The Paradise Town staff told us that they believe there are some impediments to rebuilding the Town's single-family inventory. Specifically, the availability and cost of construction financing appears to be a problem for many local builders. In addition, lenders are providing low loan-to-value loans (70% of appraised value, as low as 60% of costs, which are rapidly rising). Town staff has heard that few, if any, commercial construction lenders are lending to contractors to build "spec" homes on lots they own. These would be homes that have no buyer up-front, or which have no purchase contract and prequalification.

As part of our work with LISC in support of the Town's interest and efforts to create a pipeline of homes for low- and moderate-income home buyers, RCAC and the North Valley Housing Trust (NVHT) have been developing a construction financing model that would provide subordinate philanthropic debt to commercial lenders so builders could obtain construction loans of 95-100% loan-to-value (LTV) and help support the pipeline.

We are now testing the utility of the model. One test is to gauge builder interest in the model and determine if there would be sufficient demand to warrant the effort. We are also reaching out to funders to determine their willingness to finance this program.

The model below is the first draft of what such a program might look like for a home built by a contractor on his or her land, to be provided for sale with first-time homebuyer assistance/mortgage subsidy from the Town of Paradise.

- Contractor owns/acquires lot
- Contractor identifies a pre-qualified buyer and signs a letter of intent.
- Contractor applies for construction financing through a lender (or another participating entity) with prequal documents from household
- NVHT deposits funds necessary (30-40%) to fund 100% of the construction, and construction lender closes single construction loan.
- Contractor starts construction
- Family applies for primary mortgage and subsidy (second mortgage)
- Foundation is completed
- Family is approved for mortgage and subsidy, provides documents to contractor, construction lender and NVHT.
- Household enters into purchase agreement (this step has been delayed until this point due to a technical requirement of the Town's subsidy funding source)

- Construction disbursements continue from bank with bank and Town inspections
- Construction is completed
- Escrow closes on sale, construction lender is repaid, and NVHT is repaid by construction lender or directly from escrow at closing with funds from mortgage lenders

There is also the possibility of expanding the program to serve households who already own vacant land and desire to build a home on it. This process would be more complicated if the Town of Paradise is using its First Time Homebuyer program to subsidize the financing.

We anticipate restricting this model to households below 120% of the Butte County Area Median Income limits:

Household Size	2021 Maximum Income (120% AMI)
One person	\$58,560
Two persons	\$66,960
Three persons	\$75,360
Four persons	\$83,640
Five persons	\$90,360
Six persons	\$97,080
Seven persons	\$103,800
Eight persons	\$110,520

North Valley Housing Trust would facilitate and navigate the parties through each transaction, ensuring that each step is appropriately completed, maintaining lists of contractors, lenders, and buyers with the intent of making the right connections for all parties.

With that background, please complete the survey below and answer as completely as possible

Survey

Are you currently building in Paradise? Yes ___ No ___

If yes, are you building spec homes? Yes ___ No ___

What size/price homes are you building in Paradise or another location?

Square Feet	Price	Location
800—1200	_____	_____
1200-1600	_____	_____
1600-2000	_____	_____
Larger	_____	_____

If you had a prequalified buyer, and construction financing, as described above, would you build entry level homes in Paradise? Yes ___ No ___

If yes, how many homes would you build under this program in

One year? _____

Two years? _____

Five years? _____

What percentage of the construction cost would you want to borrow?

100% ___ 70-90% ___ 50-70% ___ less than 50% _____

Do you currently have sites in Paradise ready to build but without construction financing?

Yes ___ No ___

If no, are you looking for lots in Paradise? Yes ___ No ___

If the answer is yes, you are looking, what are the obstacles to acquiring sites you have experienced, check all that apply:

Lots cost too much _____

Owners are not interested in selling _____

Unable to get needed lot financing _____

Other _____

Do you have relationships with lenders who might be interested in participating in the program described above? If yes, name(s) of lender(s) _____

Would you share the contact information for your lender(s)?

Would preapproved house plans as a part of this program be helpful? Yes _____ No _____

Are there other issues we should consider as we develop this program?

Please return to amy@vceonline.com or via mail:

Valley Contractors Exchange

951 E. 8th Street

Chico, CA 95928

SPEED DATING For Contractors

Building New Connections for our Communities

It all starts with meeting people in the industry face-to-face. Today, that is more important than ever. Who is the person at the other end of a bid? Now's your chance to find out.

Our goals are to:

- 1) Give contractors a good update on what's new, what's happening and who's involved.
- 2) Reconnect or introduce subcontractors to general contractors and others ...
- 3) Create an atmosphere for business!

May 19, 2022

12:30–5:00 PM

Paradise Elks Lodge

12:30 Catered Lunch for Daters
& Vendors

1:00 *The Housing Market:
Now & Future*

1:30 Q & A with Town & County

2:00 Speed Dating - Group A

3:00 Speed Dating - Group B

4:00 Networking with Beer!

**10 General Contractors and 20 Subcontractors
will have the opportunity to meet, face-to-face, at this dynamic event.**

The 10 GCs will be in stationed at tables (with identifying name plates). The 20 subcontractors will be strategically rotated to each of the GC's throughout the two-hour period. This is a busy, loud time but can be quite productive.

The 5-minute limit is strictly enforced to make sure each Subcontractor can meet face-to-face with each of the General Contractors and inform them of their skills, licenses, special training and insurance. They exchange cards, information and hopefully transactions will occur or a promise of future meetings arranged.

FREE for Contractors!

Speed Dating seats are filled first-come, first-served.
Register NOW at Valley Contractors Exchange
www.vceonline.com.

Informational session and mixer open to all.
Registration required.

Questions? Contact VCE at 530-343-1981 or Info@vceonline.com

