

**BOARD OF BUILDING APPEALS AND ADVISORS OF THE
CITY OF SAN DIEGO
MINUTES FOR THE REGULARLY SCHEDULED MEETING OF
January 8, 2026**

**HYBRID MEETING
Development Services Department
Edric Doringo Hearing Room – “The Edric”
7650 Mission Valley Rd., San Diego, California 92108**

CHRONOLOGY OF THE MEETING:

Chair Kaitlin Endres-Guenniche called the meeting to order at 1:10 p.m. and adjourned the meeting at 3:02 p.m.

ATTENDANCE DURING THE MEETING:

Chair Kaitlin Endres-Guenniche – Present in Chambers
Board Member Matt Mangano– Present in Chambers
Board Member Dave Kenneth Adams – Present in Chambers
Board Member Frank Fritsch – Present in Chambers
Board Member Reagan Lawson– Present in Chambers
Board Member John O'Malley – Present in Chambers

STAFF:

Ali Fattah, Assistant Deputy Director, Board Secretary/Primary Liaison– Present in Chambers
Marjan Hazegh, Structural Engineering Senior, Board Secretary/Secondary Liaison– Present in Chambers
Kelly Charles, Deputy Director, Development Services Department – Present in Chambers
Tony Tosca, Fire Marshal, Fire Rescue Department – Present in Chambers
Noah Brazier, City Attorney – Absent
Kelly Stanco, Planning Department – Absent
Legislative Staff, Development Services Department – Present in Chambers

APPROVAL OF MINUTES

December 10, 2025

BOARD ACTION:

Unanimously approved

Motion Board Member Mangano, Second by Board Member John O'Malley

AGENDA ITEMS**ITEM 1: Adoption of the 2025 California Building Standards Code & Associated Local Amendments to the 2025 Codes proposed as Municipal Code Amendments.**

Staff: Ali Fattah

Staff presented the proposed local amendments and focused on specific items as follows. The Board was invited to comment on any item in the code change report posted on the DSD web site since early December. The presentation to the Board focused on significant items with emphasis on items outlined in the Fact Sheet.

1. Building Permit Exemptions. Exempt accessory structures to be supported on grade; 7 ft high fence exemption if not part of swimming pool enclosure; certain portable metal aircraft hangers on City Airports.
2. CBC Ch 18 amendments for geotechnical investigations updates to triggers for geotechnical investigations for certain new, additions, alterations and change of occupancy. Clarification on when notice of hazard needs to be recorded on property. Aligns with Alquist Priolo act and City of LA DBS amendments.
3. Drowning prevention updates to CBC Ch 31 were discussed. Board member Mangano shared feedback from swimming pool contractor contacts that gave him feedback that the door/window alarm needs to be separated from home security system; expressed concern regarding separating home from enclosure due to large lots with pools.
4. CBC Appendix L earthquake instrumentation updates to add three exceptions similar to the ones from LADBS.
5. Adopt Appendix P Sleeping Lofts to facilitate small units with an additional floor level that does not comply as a mezzanine.
6. Appendix M Peak Water Demand Calculator is adopted to facilitate adaptive reuse projects.

7. Propose carrying forward into the proposed San Diego Wildland Urban Interface Code the existing CBC/CRC amendments that restrict the use of combustible gutters, downspouts, and roof drip-edge flashing; require reinforced vinyl window frames; and mandate spark arrestors on chimneys serving all solid-fuel-burning appliances and fireplaces.
8. Mandatory CalGreen amendments aim to improve efficiency in central water heating for multi-family buildings, implement cool roofs in non-residential buildings, and maintain local requirements for residential gray water clothes washing systems.
9. Adopt CEBC Appendix Chapter A4 to adopt uniform standards for voluntary mitigation of soft story buildings.

Speakers in favor and opposition of the item:

None.

BOARD ACTION:

Unanimously approved

Motion Board Member Mangano, seconded Board Member Frank Fritsch to approve the proposal in totality as presented.

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

Announcements:

- None

Non-Agenda Public Comment:

- None

ADJOURNED @ 3:02 p.m. by Chair Kaitlin Endres-Guenniche

