



**Fresno County  
Superintendent of Schools**  
Dr. Michele Cantwell-Copher, Superintendent

# **Facility Planner Meeting**

Hosted by the Facilities & Operations Department  
June 3, 2025



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## Hosted by the Facilities &amp; Operations Department

- DSA provides plan review approval for reviewed disciplines. All required work must be shown on plans. All work shown on plans gets reviewed.
- DSA reviews post-approval documents. If a change occurs, it must be reviewed and approved.
- Project Inspector retained by governing board provides continuous inspection of all work. PI is responsible to governing board, and accountable to DSA.
- Project Inspector enforces all work shown on plans. Project Inspector, design professionals and contractor file verified reports with DSA indicating compliance of the work to approved plans and specifications.



Document Updates

DSA

DSA Publications

- Bulletins (BUs) Notifications to Stakeholders regarding issues of a broad nature
- Guidelines (GLs) designed to give the design professional helpful information regarding DSA project application submittal and review processes
- Interpretations of Regulations (IRs) provide clarification of a wide variety of specific code requirements
- Policies (PLs) governing statements based on law and code objectives, addressing aspects of DSA's plan review and construction oversight program
- Procedures (PRs) process or series of steps that DSA staff and/or external stakeholders must complete while going through DSA plan review and construction oversight

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IR – A22 Update: Exemption Based on Project Cost

DSA

IR A-22: Construction Projects Exempt from DSA Review

- Exemption threshold raised to **\$130,398** for all disciplines
- Exemption Raised to **\$293,397** when:
  - ✓ There is no structural work
  - ✓ Project contains no access compliance work
  - ✓ Project contains no work that triggers Path of Travel improvements
  - ✓ Project meets all fire & life safety standards
- Exempt projects must comply with all design, construction and inspection requirements of the CBC
- School District is responsible for compliance with all code requirements
- Exemption is only applicable to alterations to DSA certified structures

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Exemption Based on Project Scope

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Applies to "maintenance" work, defined as

- Ordinary upkeep and repair
- Replacement in kind
- Repainting
- Re-plastering
- Reroofing
  - Limited to one additional application
  - Need to examine for deterioration prior to reroofing

Maintenance does **not** include:

- Work on structural framing or reinforcement other than repainting
- Replacement of large mechanical, electrical, or plumbing systems

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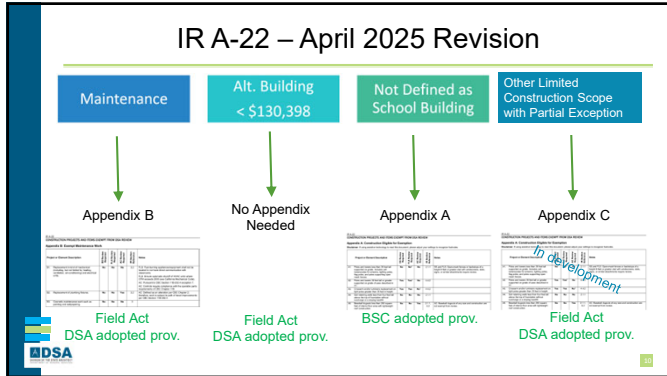
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Site Safety Plan

**DSA** **BU 24-05**  
BULLETIN: FIRE SAFETY DURING CONSTRUCTION AND  
DEMOLITION

1.3 Beginning February 1, 2025, a completed site safety plan (SSP) is to be submitted to DSA *in conjunction with the initial map of form DSA 102-IC*. Construction Start  
Notice/Inspection Card Request. Inclusion of completing Section 3 of the form. Failure to include  
the SSP will result in rejection of the DSA form 102-IC.

1.3.1 Stockpile projects and similar factory-built construction projects do not require a site  
safety plan be submitted. For projects that include the construction and placement of these  
factory-built buildings on a site, the site safety plan needs not accompany the DSA 102-IC form  
when only seeking instant inspection cards.

- California Fire Code requires a Site Fire Safety Plan to be approved prior to issuance of a permit.
- DSA is allowing it to be submitted at DSA 102-IC submittal
- Applicable to alterations, additions, and new buildings on school sites.
- Bulletin was reissued a few times in the last few months
- Applicable on all 2022 CBC and later projects when the DSA 102-IC form is submitted.

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Document Update: Structural IRs

**DSA** **IR 16-8**  
SOLAR PHOTOVOLTAIC AND THERMAL SYSTEMS REVIEW  
AND APPROVAL REQUIREMENTS: 2022 CBC

Revised 1.18.24

- IR 16-8 – Updated to 2022 CBC compliance requirements
- Section 7.5 Permits Deferred Submittal for:
  - Some attached PV systems on new buildings where stanchions are provided (only panel, clips, and directly supported rails is permitted to be deferred)
  - Not permitted for ballasted PV systems

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## Document Update: Structural IRs

Which PV system is permitted to be a deferred submittal?



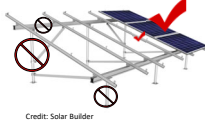
Credit: Solar Power World

Ballasted PV Array



Credit: Solar Alliance

PV Array on Standing Seam Roof



Credit: Solar Builder

PV Array on Framework on Roof

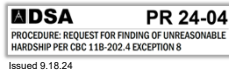
- Only PV panel, panel attachments to the rails, and rail supporting the panel are permitted to be deferred.
- Supporting framework **cannot** be deferred

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## Accessibility: Hardship and Technical Infeasibility

- Timely submittal of requests by Owner
- Clarifies "Equivalent Facilitation"
- Clarifies supporting documentation necessary to be provided
- Requires portion of form to be provided on cover sheet of construction documents



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## BU 24-03: Green Schoolyards

SB 1091 (Menjivar): Green Schoolyards  
Chapter 1014, Statutes of 2024  
Adds EDC 17672.



Applies to projects which improve community ecological health and climate resilience, or improve pupil well-being, learning, or pupil play, and that incorporate nature, including living trees, shrubs, and other plants, natural materials, and basic infrastructure, such as pathways and benches on school grounds to support pupil engagement in the space.

- Path of travel improvements limited to 20% of adjusted construction cost.
- Areas within the alteration must be accessible and are not path of travel improvements.
- Meet with DSA early for determination of POT requirements.

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Access Only Projects

Reminder:

Projects with only DSA Access Review (AC)

- AC fee does not include field support
- No certification, only plan approval
- Can result in issues later with uncertified work

Solution

- Add Fire Life Safety or Structural Fee to your project to obtain field oversight and certification

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Accessibility Resources

Access Compliance Reference Materials

California EVCS Accessibility

2022 CALIFORNIA ACCESS COMPLIANCE ADVISORY REFERENCE MANUAL

- Valuation Threshold Updated \$203,611.00
- Access Compliance Advisory Manual [2022 CBC: 7.1.24 Update](#)
- Guide to Public Housing
- EVCS Accessibility Training

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Shade Structures: Path of Travel Limited to 20%

SB 515 (Stern): Shade Structures Chapter 489, Statutes of 2023 Adds EDC 17671.



Applies to:

- Only to freestanding, open-sided DSA pre-approved shade structures.
- Path of travel improvements limited to 20% of adjusted construction cost.
- Accessible route to shade structure is required and part of project cost and not considered a path of travel improvement.
- Meet with DSA early for application of new law to projects.

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### Appointment Process/ Electronic Plan Review

- Projects registered 6 – 8 weeks in advance.
- Submit documents to DSA box (cloud) for review upon appointment date, including fees.
- Since 2020, all services are conducted electronically: plan approval, backcheck, and post-construction documentation.
- Review uses BlueBeam Sessions.



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### Request a Free Pre- Application Meeting



Photo by Studio Project Management Software on Unsplash

- To determine if submission to DSA is required.
- To determine if project is exempt.
- To discuss schedule, funding, or budget impacts.
- To discuss code interpretations.
- To discuss new code requirements.



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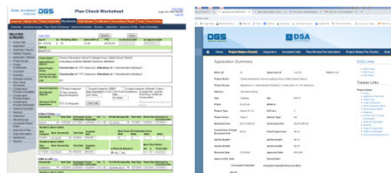
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### DSAbbox

DSAbbox is a secure cloud based collaborative solution that allows DSA staff and external stakeholders to share, view and collaborate in real time in one location online.



### E-Tracker



E-Tracker allows DSA staff and external staff to view project approval progress.

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DSA Fees Reduction!

Ed Code Section 17301 requires DSA to reduce fees if working balance too high

Effective for projects submitted in September 2025, the SS and AC fee will be reduced 10%

DSA Communication in coming weeks

California Code, Education Code - EDC § 17301

(2) Adjustments in the amounts of the fees, as determined by the Department of General Services, may be made by the department in order to maintain a reasonable working balance in the fund, provided that the fees shall not exceed the amounts in the fee schedule specified in [subdivision \(a\) of Section 17300](#) or [Section 17382](#), as applicable. If the working fund balance exceeds six months' expenditures, the Department of General Services shall take action to reduce the fees.

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### 2025 Submittals

- \$42 Billion in state and local bonds passed in 2024.
- Code change coming January 1, 2026.
- Administrative Code effective April 2025.
- 2025 CBC Submittals will be accepted beginning December 2025.
- LA schools affected by fire will have priority processing.
- 2022 CBC PCs will be in effect through June 30, 2026.

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### Emergency Planning and Preparedness



**Fact Sheet**  
Planning and Preparedness  
Safety Assessments for Schools After a Disaster

**With No Declared Emergency:**

- Contact your local DSA Regional Office for assistance.

**If Governor declares an emergency:**

- Request assistance from local enforcement entity who will dispatch a DSA SAP through CalOES.

Video available:  
[Planning for and Addressing Natural Disasters](#)

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Who to contact in the Sacramento Regional Office?

- Kris Ganapathi – Supervising Structural Engineer - North Team
- David Guerrero – Supervising Structural Engineer - South Team
- Stephen Ito – Supervising Structural Engineer - Field Oversight
- Tim Powell – Supervising Architect - Access Compliance
- Dan DeLoach – Supervising Architect - Fire and Life Safety
- Nutan Patel – Supervising Architect - Project Services
- Darrell Fusselman – Staff Services Manager - Business Services
- Doris Lorenzo – Staff Services Manager - Plan Review and Field Oversight Support
- Harlan Reymont – Regional Manager

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SUBSCRIBE TO OUR MAILING LIST!

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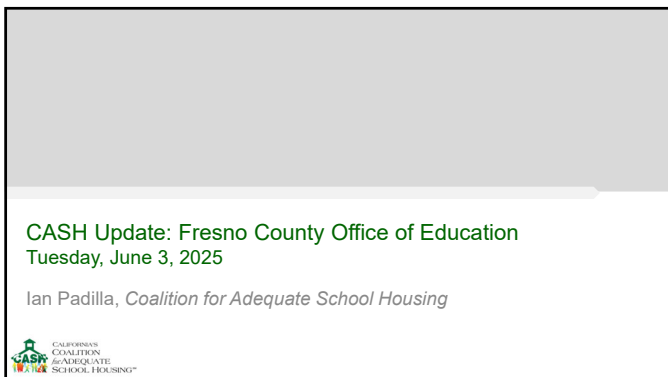
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#### KEY POLICY THEMES FOR 2025

- Affordability – California-Specific Regulatory Environment
- Risk-Management – LA Fire/Disaster Prep+Mitigation/Climate Change
- Housing
- Crime and Community Safety
- Impact of Artificial Intelligence
- Capitol Culture Shift



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#### KEY POLICY THEMES FOR 2025

##### State Budget: May Revision

- Governor's Focus: Affordability
- \$12 billion Deficit
- School Facilities

##### Proposition 2 Implementation

- Process and Timing
- Master Plan: One-Year Five-Year Plan/School Maintenance Plan



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#### KEY POLICY THEMES FOR 2025

##### School Facility and Maintenance Legislation

- Themes Reflected in the State Budget, Legislative, Regulatory Policy and Proposals
- Energy and Schools
- Maintenance/Facility Conditions/*Williams* Policy Legacy
- Disaster Assistance/Use of Natural Resources/State Oversight Efficiency (LA fires)/Climate Change
- Water and Schools



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## ENERGY AND SCHOOLS

AB 832 (Muratsuchi) – CalSHAPE/State HVAC Standards

- IAQ/COVID-19/AB 841 (Patel)/ CalSHAPE
- As introduced, would reinstate the CalSHAPE Program and establish new state standards for school HVAC systems.
- Support if Amended – CASH supports CalSHAPE but does not think new HVAC standards for schools are necessary.
- Requirement for new standards was amended out of the bill.
- Bill died in the Assembly Utilities and Energy Committee



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## ENERGY AND SCHOOLS

AB 942 (Calderon) – Net Energy Metering

- California Energy and Green Building codes require solar and battery storage.
- As introduced this bill would limit electric service contracts for solar customers entered into under NEM 1.0 and NEM 2.0 to ten years (verses twenty years under existing PUC ruling).
- CASH and the School Energy Coalition (SEC) oppose the bill.
- Assembly Utilities and Energy Committee amendments remove the ten-year limit, but maintain other provisions including banning solar owners from qualifying for Cap and Trade credits and triggering NEM 3.0 when properties are sold or transferred.
- While the amendments improve the bill, CASH and the SEC continue to oppose because we believe it is bad policy.



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## MAINTENANCE/FACILITY CONDITIONS/ WILLIAMS POLICY LEGACY

- Policy artifacts of the *Williams* Settlement: Good Repair Standard/FIT/COE Inspections.
- AB 599 (Connolly) – Significant Increase in Williams Inspections (75%)
- SEIU and the FIT: Staffing Ratios/Cleanliness Standards
- State Audit on Custodial Staffing Ratios and Cleanliness Standards



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#### MAINTENANCE/FACILITY CONDITIONS/ WILLIAMS POLICY LEGACY

AB 927 (Sharp-Collins) – *Williams* Inspections

- Current law and practice: *Williams* Inspections can occur throughout the year.
- This bill proposes to 'extend' the timeline that county offices of education have to conduct *Williams* Inspections from four to eight weeks.
- Negotiations and Agreement – Public Advocates and the ACLU accepted amendments to remove any reference to the timeline to conduct *Williams* Inspections.
- *Williams* Inspections can continue to occur throughout the school year.



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#### SCHOOL DISASTER ASSISTANCE/ STATE OVERSIGHT EFFICIENCY

- LA fires were a policy gamechanger
- Created increased scrutiny on post-natural disaster policy and rebuilding.
- Senate Hearing on the Governor's proposed January State Budget.
- Concerns about how long it has taken to rebuild schools that have burned down in previous fires.



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#### SCHOOL DISASTER ASSISTANCE/ STATE OVERSIGHT EFFICIENCY

SB 539 (Cabaldon) – Disasters/Oversight Efficiency

- Allows SFP Hardship Program funds to be used to assist schools who have lost schools in natural disasters.
- Allows AI to be used to increase local and state efficiency.
- Creates a process to review the existing state oversight process and agencies including DSA, OPSC and the CDE to make the process more efficient.
- The AI provision was amended out.
- Bill had no support or opposition and died in the Assembly Appropriations Committee.



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## WATER & SCHOOLS/SCHOOL MAINTENANCE

### Water and Schools

- Drinking water quality, storm water management, and drought mitigation continue to be an area of policy focus for schools.
- AB 1096 (Connolly) – Water Quality
- AB 1313 (Papan) – Storm Water Management
- SB 463 (Alvarado-Gill) – Drought Plans

### School Maintenance

- AB 503 (Gonzales) – Civic Center Act/Direct Costs
- AB 1111 (Soria) – EV Fleet Implementation



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## CASH MAINTENANCE, SUSTAINABILITY AND ENVIRONMENTAL COMMITTEE

- Combines the CASH Maintenance Network (CMN) and the CASH Environmental Committee.
- Many common issues and challenges.
- CASH/CMN Workshop – June 18, 2025 from 10:00 a.m. to 12:00 p.m.
- CASH Fall Conference: CASH Maintenance, Sustainability and Environment Committee presentation.



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## Questions & Answers



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## Contact

Ian Padilla  
CASH Legislative Advocate  
ipadilla@m-w-h.com  
(916) 448-8577



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*Disclaimer About Event Materials: The presentation materials utilized for this event were prepared by individual presenters. As with all CASH events, the presentation and materials are not intended to constitute legal advice. School district and county office of education personnel should consult with legal counsel for advice on specific issues and applications of any laws.*



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