



Introduction

BUILDERS ASSOCIATION POLITICAL ACTION COMMITTEE (BAPAC) POLICY PAPER

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The vision of BAPAC is to create a political climate in Marin that encourages profitable building through decreased regulation, lower fees, Green Building practices, as well as, more governmental accountability, transparency and efficiency. Additionally, we promote the significant role of the building industry to elected officials and the community. The BAPAC is a political action committee comprised of an alliance of building industry professionals (General Contractors, Subcontractors and Industry Support Firms).

The purpose of this document is to provide a clear and public stance on what we as an organization support. If you have any questions, please contact Casey Mazzoni at 415.342.3328 or casey@marinba.org

Section 1.0 PROCUREMENT & ECONOMIC DEVELOPMENT

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Section 1.1 **Support Facilitated Permit Program:** We support the adoption of the Facilitated Permit Program (FPP). This program provides businesses that work with a city or the county on an ongoing basis a way to receive quick approval for tenant improvements or remodeling of commercial and industrial buildings. FPP is a regional model for streamlining the building process while providing reasonable checks and balances for the public.

Section 1.2 **Support Regional Economic Development Incentive for Owners:** We support the adoption of a Regional Economic Development Incentive for Owners who use regional firms on their projects. Owner's who use regional design firms, contractors, and subcontractors for more than 90% of their project would receive an impact fee reduction of 5% (Note: this number will vary based on the individual project's correlated reduced infrastructure impact). Our proposal would put the onus on the Owner to provide proof of achieving the 90%. To qualify for the incentive, the regional firm would need to have a facility with an address located within the six-county region.

Section 1.3 **Support Local Marin Governments in Building Department Process Improvements:** We support, but our support is not limited to, the following programs to streamline the Building Department processes:

- "Express Line" for minor projects and plan check re-submittals at the counter
- Establish a list of "pre-approved customers" who have demonstrated quality plans to be qualified for expedited plan review
- Performance standards of a 5 day plan check for the FPP Program and a 10 to 15 day plan check for large projects should be the standard for quality customer service

Section 1.4 **Support Suspending Inflationary Adjustments on Development Impact Fees:** We support local jurisdictions suspending inflationary adjustments on development impact fees for inflation while Marin and the construction industry are still suffering from the recession. This small action will help small and large companies towards profitable building, and encourage companies to do businesses within those given jurisdictions.

Section 1.5 **Support the Extension of Building & Grading Permits:** Local governments should extend all active building permits to afford residents and smaller building companies additional time

to finish their projects in a dismal economy, instead of having them forge through the extensive and costly permitting process all over again. This action would also save those individuals and companies on the verge of losing thousands of dollars worth of fees when their permits expire. This legislation protects the private owner and the County's investment in local construction projects. In a normal economic climate, regular permit expirations are a fair and reasonable practice.

Section 1.6 **Support Establishing Fee Deferral Programs:** We support the establishment or extension of Fee Deferral Programs for all local governments. The temporary deferral of development impact fees helps assist local builders successfully fund and complete their projects. Deferral programs remove some of the barriers to funding development, while also giving building companies added flexibility in a tough economy.

Section 1.7 **Support a PACE Program:** We support the establishment of a PACE program modeled after the Sonoma County Energy Independence Program (SCEIP). The Sonoma County Energy Independence Program (SCEIP) offers property owners the opportunity to finance energy and water efficient property improvements through the property tax system. It is an innovative new effort to improve energy efficiency, water conservation and renewable energy generation, thereby reducing greenhouse gas emissions. This supports the contractor by the county supporting private work.

Section 2.0 GOVERNMENT REFORM & ACCOUNTABILITY

Section 2.0 **Support Fixed Building and Planning Fee Structures:** We support the adoption of fixed fees in lieu of time and materials billing by local planning and building departments. Charging fixed amounts allow our members to firmly budget fee costs into their projects. It also incentivizes local government staff to finish tasks in a timely and efficient manner. We acknowledge that in the private sector the use of time and materials is a common practice. Using fixed fees will prevent local building companies from being overcharged and mistreated.

Section 2.1 **Support Incentive for Green Building Projects:** We support, but are not limited to, the following programs to grant incentive to those who surpass CALGREEN standards:

- Waive fees for installation of sustainable energy generators, like solar and wind generators
- Offer a fast-track building permit incentive and a 25% reduction in the cost of building permit fees for projects that achieve higher standards then required by code
- Offer FAR (floor area ratio) waivers for higher performance then currently required
- Grant a 25% reduction in the cost of building permit fees for licensed contractors who are LEED Professionals, BPI/HERS Raters and or Build It Green, Advanced Green Building Professionals

Section 2.2 **Support Green Building Policy that promotes Consistency and balance throughout Marin Local Governments:** We support the adoption of uniform Green Building Standards throughout Marin local governments. Additionally, we support Green Building policies that do not impact the industry economically.

Section 2.3 **Support the strict enforcement of unlicensed contractors:** We support the enforcement and the prosecuting of unlicensed contractors. Unlicensed contracting is part of California's estimated annual \$60 to \$140 billion dollar underground economy. These individuals do not pay taxes, have insurance or bonds. It is not unusual for them to be involved in other illegal activities as well. By law, anyone in California who contracts for or bids on a construction project valued at \$500 or more (total labor and materials) must be licensed by the Contractors State License Board (CSLB).