



County of Lake Request for Proposals Building Division Services

July 12, 2017

***Lake County Community Development Department
255 North Forbes Street
Lakeport, CA 95453***



Bureau Veritas North America, Inc.

180 Promenade Circle
Suite 150
Sacramento, CA 95834
916.514.4516
us.bureauveritas.com



July 12, 2017

**County of Lake
Lake County Community Development Department
Attn: Robert Massarelli, Director
255 North Forbes Avenue
Lakeport, CA 95453**

Re: RFP Building Division Services

Dear Mr. Massarelli,

Bureau Veritas North America, Inc. (BVNA) is pleased to submit our qualifications for **providing services related to Chief Building Official and Plans Examiner** to the County of Lake. We take great pride in our ability to provide exemplary services to our clients.

Our proposal highlights over 30 years of experience providing similar services for other building, land development and fire marshal offices. We have the **breadth and depth of resources, skills and expertise** needed to provide excellent building division services for the County of Lake. Currently, BVNA has 20 licensed engineers (structural, mechanical, electrical, and professional), 2 Certified Access Specialists, 15 ICC certified plans examiners, and 15 ICC certified inspectors.

BVNA has provided similar building division services for over 100 agencies in California and throughout the western United States. We are keenly aware of the desire for **high-quality customer service, timely reviews, reliability, responsiveness and cost-effective solutions**. Our commitment to provide **accurate and appropriate solutions** to our clients and our ability to **quickly and efficiently** meet the needs of the communities that we serve makes BVNA an ideal partner for the County.

We offer optimal solutions to deliver quality services:

- Unparalleled plan review expertise
- Established relationships to ensure timely reviews, transparency and responsiveness
- Depth of resources and close proximity to maximize flexibility and deliver quality services
- Licensed and certified professionals
- Electronic review and web-based document control best practices to consistently meet turnaround schedules and streamline communication

BVNA is committed to meeting and exceeding agreed upon turn-around times. In addition, we can offer a web-based electronic review and a document control system that gives the County secure, around the clock access to critical plan review and inspection information.

A unique feature of Bureau Veritas is that the company as a whole, is subject to the high standards of the ISO 9001:2008 Quality Management System. This system is applied to our entire operation, and periodic audits certify the company continues to be in full compliance. This assures our clients that wherever our services are provided, they will be accurately prepared and the deliverables will be received in a timely manner.

Our partnership with the County of Lake will be managed through our regional office in Sacramento, CA and augmented by our staff located throughout California, enabling quick and efficient responses.



For this proposal I will be the main point of contact and can answer any questions that the County may have. Brian Lee will be our proposed Building Official to lead our highly qualified team. Please refer to his resume beginning on the next page.

BVNA looks forward to a successful, professional relationship with the County of Lake by augmenting the department's staff, promoting transparency in our work, improving efficiencies and exceeding your expectations.

Sincerely,

Craig Baptista, M.B.A.
Director of Operations
180 Promenade Circle, Suite 150
Sacramento, CA 95834
P. 916.725.4200
E. craig.baptista@us.bureauveritas.com



Brian H. Lee, AIA, C.B.O., CASp, Architectural Code Consultant

Education

Business Administration - Post
Graduate Studies
B.S., Urban Planning
A.A., Liberal Arts

Registrations/Certifications

California Architects Board (CAB)
Registered Architect:
CA, 32739

California Association of Building
Energy Consultants (CABEC):
NR05-06-5667

Certified Energy Plans Examiner
for Non-residential Energy
Standards

Certified Energy Plans Examiner
for Residential Energy Standards

California State License Board
(CSLB):
626369

General Contractor - Class B
Electrical Contractor - Class C10

Division of the State Architect
(DSA):
182
Certified Access Specialist (CASp)

Governor's Office of Emergency
Services - Safety Assessment
Program (SAP):
SAP 62646

Certified Evaluator

Certified Trainer

Certified Instructor

Statewide AIA Call-out Coordinator

Brian has over 25 years of experience in the field. He has been involved with the design and development of civic, governmental and educational facilities, Class A medical and professional office facilities, specialty retail and the custom-luxury housing market throughout California. He has had extensive experience with civic facilities for cities, counties, and the state. His public sector project manager work includes major capital projects for the Cities of Whittier, West Covina, San Gabriel, Glendora, and Chino. List of projects include the construction of the Chaffey College Information Technology Center and University Hall in Chino; construction of one new and renovations to three fire stations; construction of the City of Whittier 52,000 sq. ft., 32-bed jail and police facility. Brian has most recently acted as the disabled access specialist for three new / remodeled prison facilities for the State of California Department of Corrections and Rehabilitation and in 2014 was the only individual in the state to certify a State prison. In 2014, Brian was the primary ADA consultant for the California Department of Transportation and has been responsible for training the design and construction engineers at all 12 of the Caltrans's District offices.

Brian has been responsible for all aspects of the development process from concept to completion. His activities have included project pro forma development, project budgeting and scheduling, contract administration from design and environmental engineering professionals to major general construction firms to sub-contractors, plan and specification preparation, entitlement and permit processing, bidding and negotiation, construction observation and quality control, project commissioning and lease management on the private sector side and planning, building plan review and inspection on public sector side.

Select Project Experience

Principal / Architect

Brian H. Lee, Architect

1986 - Present

Acted as sole proprietor with complete business management and supervisory responsibilities. Projects include:

- Land Planning Design 50-acre Resort Area Conference Center Expansion
- Exclusive Specialty Retail Space Planning - Lake Arrowhead Village
- Professional and Medical Office Space Planning (250,000 sq. ft.)
- Custom Luxury Housing Design (50 Homes - 3,000 to 12,000 sq. ft.)
- Accessibility training and preparation of evaluations and transition plans for ADA title II agencies including Caltrans, California Department of Corrections (3 major prison sites) and a variety of other City and County agencies as well as private, title III organizations.
- Third-party code compliance reviews



Brian H. Lee, AIA, C.B.O., CASp, Architectural Code Consultant

ICC Certified:	California Building Services Manager / Building Official
Certified Building Official	<i>City of Whittier</i>
Certified Building Plans Examiner	2006 - 2012
Certified Building Inspector (California Building Code and International Building Code)	Planned directed activities for Building & Safety Division of City with over 89,000 populations. Planned work, supervised, trained and evaluated plan check, inspection, counter, and clerical staff. Negotiated and managed contracts for supplemental plan check and inspection services. Prepared and Monitored budget for division and coordinated annual budget preparation for department.
Certified Access Plans Examiner and Inspector	Assistant Building Services Manager / Assistant Building Official
Certified Special Inspector, Structural Masonry	<i>City of Whittier</i>
	2005 - 2006
Professional Affiliations	Developed and adopted codes and fee schedules relating to plan check and permit inspection services. Formulated and published departmental policy relating to building codes and interpretations. Implemented enhanced permitting and plan review process for residential and commercial projects. Coordinated multi-jurisdictional project approval process. Responsible for enforcement actions in conjunction with City Prosecutor. Assisted with critical redevelopment, economic development, and planning and public works activities.
American Institute of Architects	
American Planning Association	
California Association of Building Officials (CALBO)	
Certified Access Specialist Institute (CASI)	
National Fire Protection Association (NFPA)	
Total Years of Experience	Redevelopment Specialist
25+	<i>City of Chino, California Redevelopment Agency</i>
	2000 - 2005
	Served as redevelopment specialist, capital improvement project manager and management analyst and responsible for negotiation of contracts, DDA's, OPA's, Leases, and other legally binding documents as well as inspection of projects for Code Compliance and Quality Assurance. Also responsible for administration of consultant / contractor contracts and grant programs, and preparation of annual departmental budget and monitoring of revenues and expenses. Prepared and monitored cash flow projections and Project Pro Forma Analysis.
	Instructor / Program Coordinator / Consultant
	<i>University of California, Riverside</i>
	2003 - Present
	Served as Lead Instructor for courses in the University Extension Engineering & Technology Division and Arts & Humanities Division Programs. Served as program coordinator with responsibility for program development, instructor recruitment, and mentoring. Served as consultant for special program training to private development companies.



Brian H. Lee, AIA, C.B.O., CASp, Architectural Code Consultant

Adjunct Faculty

Mt. San Antonio College

2005 - 2012

Served as Adjunct Faculty for the Technology and Health Division / Architecture and Construction Inspection Program.

Associate Planner

City of West Covina, California Planning Department

1998 - 2000

Served as Land Use Entitlement Project Planner and CEQA Project Planner, as well as Special and Advance Planning Projects Manager. Job duties included prepared Regional Housing Needs Assessment Analysis and Report to SCAG, prepared and critic specific plans, master plans, ordinances and other planning documents. Also served as Lead Transportation Planner and Congesting Management Plan Analysis and Reporting to MTA.

Construction Coordinator

City of West Covina, California Public Works Department - Building & Safety Division

1996 - 1998

Served as Capital Improvement Project Manager. Job duties included designed and construction management of police, fire, parks, and other civic improvements, and administer RFQ/RFP process, contracts, project scheduling, costs, and quality control. Other job duties included inspected complex commercial and residential building and public works CIP projects, and performed minor plan reviews.

Project Manager

Real Property Investment, Inc.

Served as senior project manager and responsible for A&E team, consultant, contractor selection and contract administration. Also responsible for building shell and tenant improvement design and construction management. Major projects included:

- Holy Cross Medical Plaza (72,000 sq. ft.) and El Molino Office Plaza (60,000 sq. ft.)

Honors and Awards

- Honorary (Lifetime) Member–International Code Council Orange Empire Chapter
- Recognition by U.S. House of Representatives Congressman, Gary Miller, 42nd District
- Recognition by California State Senator Bob Margette, 29th District
- Recognition by California Assemblywoman Gloria Negrette McLoud, 61st District
- Recognition by San Bernardino County Supervisor, Gary Ovitt
- Recognition by San Bernardino County Supervisor (and also former Speaker of the Assembly and Deputy Chief of Staff to Gov. Schwarzenegger), Fred Aguiar
- Recognition by the Brea City Council for assistance during the Freeway Fires
- Recognition for City of Whittier Police and 32-Bed Jail Facility Development
- Recognition by City of Glendora for Council Chamber Design and Renovation
- Recognition for "Tribute of the Arrow" Monument Site Design by the Lake Arrowhead Village Association and



Brian H. Lee, AIA, C.B.O., CASp, Architectural Code Consultant

the Gabrielino Indian Tribe, Chief Vira Rocha

- Nomination as City of Chino Employee of the Year
- Chino Redevelopment Agency Outstanding Employee of the Year
- Creativity Award for Chino Business Development Center Concept
- Award for Design and Development of University Hall Facility and Concept
- Project Management Award for Chaffey College Information Technology Center
- Project Management Award for Holy Cross Medical Plaza Project
- Project Management Award for El Molino and Arcadia Office Plaza Projects
- Project Management Award for Alpine Conference Center Expansion Project
- Project Management Award for Grace Church Expansion Project
- Project Management Award for SilverTree Townhome Project



STATEMENT FROM CONSULTANT

(To be included with the proposal)

The proposal submitted is in accordance with this RFP4 for Building Division Services.

Signed: 

Principal of the Consulting Firm

Name of the Firm: Bureau Veritas North America, Inc.

Date: July 11, 2017



Firm Information

Bureau Veritas North America, Inc. (Bureau Veritas) is pleased to present our qualifications to the County of Lake for building division services. Bureau Veritas has been in business for over 189 years. The corporation was formed in 1828 globally, while Bureau Veritas North America, Inc. was formed in 2003 in Delaware.

Bureau Veritas is a global company specializing in the fields of quality assurance, health, safety, environmental, municipal consulting, code compliance, and quality assurance. Bureau Veritas is present in 140 countries through a network of more than 900 offices and laboratories. We have more than 70,000 employees and a client base of more than 400,000. Bureau Veritas develops solutions that contribute to risk prevention and performance improvement to help organizations create long-term value through our technical and regulatory expertise.

Bureau Veritas provides a variety of specific services including plan review and inspection services. These services include but are not limited to:

- Environmental Site Assessments
- Asbestos and Lead Management
- Greenhouse Gas Emissions
- Indoor Environmental Quality
- Climate Change
- Microbial Assessment and Remediation
- Vapor Intrusion Assessment and Mitigation
- Facility Water Management
- Underground Storage Tank Management
- Compliance Services
- Facility Decommissioning and Redevelopment
- Solid Waste Management
- Brownfield Redevelopment
- Asset Management
- Geographic Information Systems and Data Management
- Building Plan Review
- Remediation Services
- Staff Augmentation
- Civil Plan Infrastructure Review
- Construction Management

We have served more than 400 public agencies throughout California. Through our work we have built long-term partnerships with agencies and we understand that quick response, accuracy, efficiency, and integrity in all aspects of professional services are required. We use this extensive experience to deliver solutions tailored to meet the needs of municipalities such as yours.

Bureau Veritas At-A-Glance

- Turnkey environmental solutions
- Sound solutions for a broad range of environmental concerns
- Comprehensive, integrated services
- Public works services
- Extensive technical expertise
- Long-standing reputation for excellence and integrity



Bureau Veritas has been providing plan review inspection services to public agencies for more than 35 years. Our staff is well versed in documentation and record keeping requirements, including time, budget, and management tracking, correction letters, pay estimate quantity calculations, contract change orders, daily reports, RFIs, submittal logs, and photo logs.

Bureau Veritas provides full building plan review and inspection services for agencies. Our staff offer services that range from reviewing a single, complex or unique project to handling all plan review and inspection needs for a County. Our staff are dedicated to providing the highest level of customer service and ensuring that all work is in conformance with the requirements of the County and all other applicable codes. Our resources can be adjusted on fast-track projects, as needed, to meet demanding schedules.

Local Presence

Bureau Veritas has 4 offices in California. Staffed with experienced personnel, these offices offer the full range of code compliance services. We have a regional structure that provides clients with staff who are familiar with all local regulations. When specific areas of expertise are required, Bureau Veritas can draw upon the skills of its employees firm wide, quickly organizing technically and geographically diverse staff into fully functioning project teams dedicated to meeting the County of Lake's need in a timely and cost-effective manner. Our Sacramento, CA office will be the principal office responsible for the implementation of this contract.

Sacramento - 110 miles distance

180 Promenade Circle, Suite 150
Sacramento, CA 95834
(916) 725-4200

San Diego

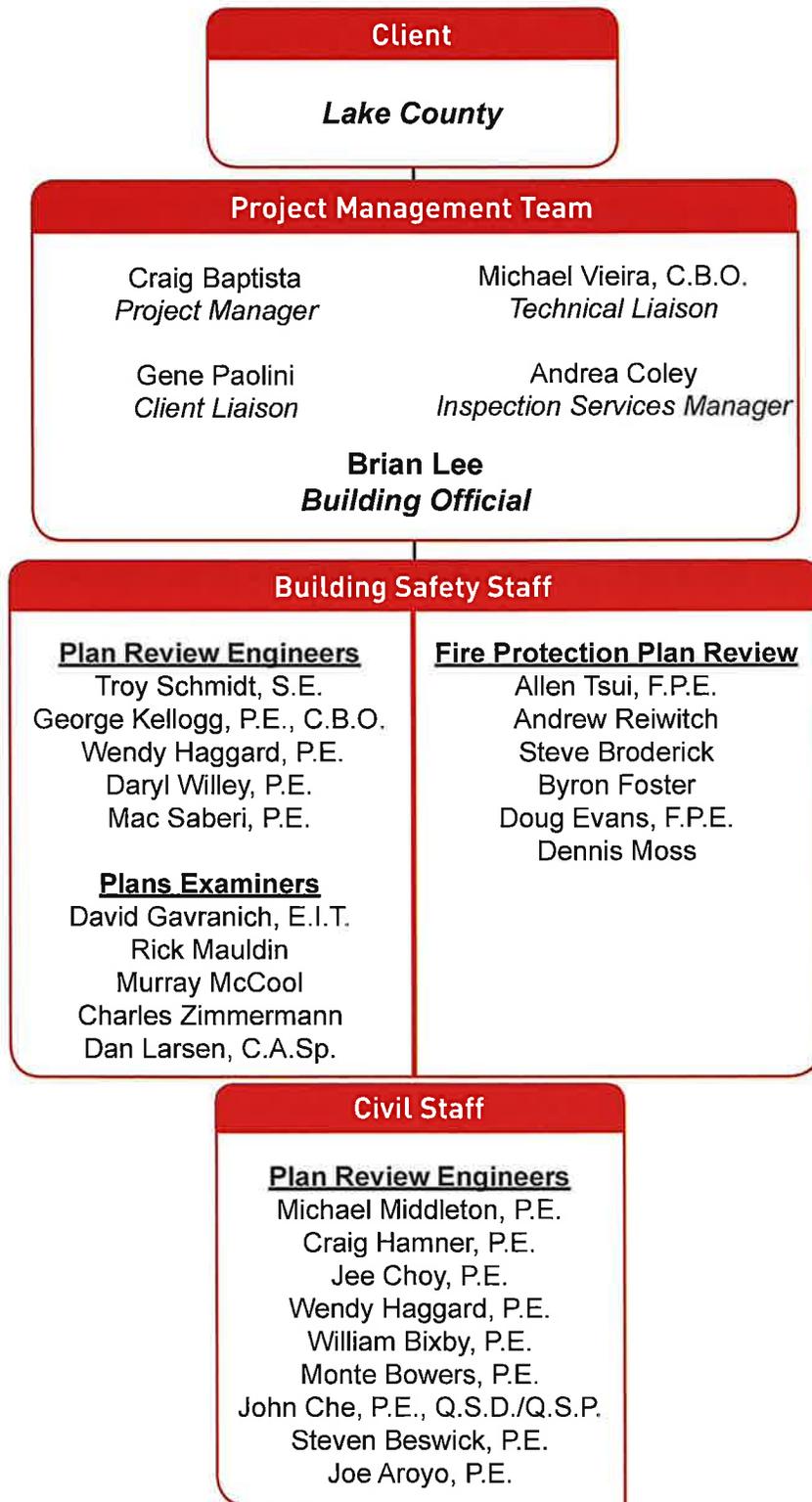
10620 Treena Street, Suite 200
San Diego, CA 92127
(858) 451-6100

Costa Mesa

1665 Scenic Avenue, Suite 200
Costa Mesa, CA 92626
(714) 431-4142

San Ramon

2430 Camino Ramon, Suite 122
San Ramon, CA 94583
(925) 426-2600





Professional Team

BVNA has assembled a team of experts located primarily in Northern California. Each brings a wealth of knowledge unmatched by any other company. Our organizational chart on the previous page depicts lines of communications and areas of work for each of our team members. Each project team member has been specifically chosen for their experience in performing the required scope of service detailed in the request. The below list outlines each individual's expertise and experience, well as their extensive list of relevant certifications and licenses. All resumes are available upon request.

Name	Education	Experience	Licenses / Certifications
Craig (Manuel) Baptista Project Manager	M.B.A. B.S., Business Management	15+ years of experience	California Contractors License #967599 Six Sigma Green Belt Certified OSHA 30 United States Navy: Honorable Discharge
Gene Paolini, C.B.O. Client Liaison		30+ years of experience	ICC Certified: Building Official Building Inspector Mechanical Inspector
Michael Vieira, C.B.O. Technical Liaison	A.A., Accounting	30+ years of experience	ICC Certified: Building Inspector Building Inspector CBC Building Plans Examiner Building Plans Examiner CBC Certified Building Official
Andrea Coley Inspection Services Manager		13+ years of experience	
Brian Lee Building Official	Business Administration - Post Graduate Studies B.S., Urban Planning A.A., Liberal Arts	25+ years of experience	See resume in "Letter of Introduction" section for all licenses and certifications
Troy Schmidt, S.E. Structural Plan Review Engineer	M.S., Civil Engineering, Structural Emphasis	15+ years of experience	Registered Structural Engineer: CA, #5795 Registered Professional Engineer: CA, #71078
Cristian Son, P.E. Electrical Plan Review Engineer	M.S. Electrical Engineering Minor in Electro-Mechanical Applications	20+ years of experience	Registered Electrical Engineer: CA, #16910
George Kellogg, P.E. Plan Review Engineer	B.S., Civil Engineering B.A., Geology	36+ years of experience	Registered Professional Engineer: CA, #42367 ICC Certified: Certified Building Official Building Plans Examiner



Name	Education	Experience	Licenses / Certifications
Wendy Haggard, P.E. Plan Review Engineer	M.S., Civil Engineering B.S., Civil and Environmental Engineering	10+ years of experience	Registered Professional Engineer: CA, #66422
Daryl Willey, P.E. Plan Review Engineer	B.S., Architectural Engineering	30+ years of experience	Registered Professional Engineer: CA, #25941 Lifetime Certified Instructor for California Community Colleges Damage Assessment - OES, SEAOC, CSTI
Mac Saberi, P.E. Plan Review Engineer	B.S., Civil Engineering	34+ years of experience	Registered Professional Engineer, CA #61937
David Gavranich, E.I.T. Plans Examiner	B.S., Civil Engineering	15+ years of experience	ICC Certified Building Plans Examiner CAL Green Plans Examiner California Engineer in Training
Rick Mauldin Plans Examiner		30+ years of experience	ICC Certified: Accessibility Inspector/Plans Examiner Building Inspector Building Plans Examiner CA Building Plans Examiner CA Combination Inspector CA Commercial Building Inspector CA Commercial Electrical Inspector CA Commercial Mechanical Inspector CA Commercial Plumbing Inspector CA Residential Building Inspector CA Residential Electrical Inspector CA Residential Mechanical Inspector CA Residential Plumbing Inspector Combination Inspector Commercial Building Inspector Commercial Electrical Inspector Commercial Mechanical Inspector Commercial Plumbing Inspector Electrical Inspector Mechanical Inspector Plumbing Inspector Residential Building Inspector Residential Electrical Inspector Residential Mechanical Inspector Residential Plumbing Inspector
Dan Larsen, CASp Plans Examiner	A.S., Engineering and Math	30+ years of experience	ICC Certified: Accessibility Inspector/Plans Examiner Building Inspector Building Plans Examiner DSA Certified Access Specialist #CASp-012



Name	Education	Experience	Licenses / Certifications
Murray McCool Plans Examiner and Inspector	A.A., Building Inspection Technology	30+ years of experience	ICC Certified: Building Inspector Plumbing Inspector Plans Examiner
Charles Zimmermann Plans Examiner	Certificate in Construction Management	25+ years of experience	ICC Certified: CA Commercial Building Inspector CA Commercial Electrical Inspector CA Commercial Mechanical Inspector CA Commercial Plumbing Inspector Commercial Building Inspector Commercial Electrical Inspector Commercial Mechanical Inspector Commercial Plumbing Inspector Mechanical Inspector CMC Mechanical Inspector UMC Plumbing Inspector CPC Plumbing Inspector UPC Residential Combination Inspector DSA Inspector Class 3 IAPMO Certified: Plumbing Inspector Mechanical Inspector CACEO Advanced Code Enforcement Officer ARC-PSTC: Advanced Code Enforcement Officer ARC-PSTC PC-832 ACI Concrete Field Testing Technician Grade 1 OSHA 510 Certified
Allen Tsui, F.P.E. Fire Plan Review Engineer and Inspector	M.S. Engineering B.S. Mechanical Engineering	11+ years of experience	Registered Fire Protection Engineer: CA, #1646
Andrew Reiwitch Fire Plans Examiner and Inspector	Completed Coursework, Fire Technology	25+ years of experience	CA CCW Sacramento Metropolitan Fire District Fire Inspector Academy Graduate - Fire Inspector II
Steve Broderick Fire Plans Examiner and Inspector	A.S. Fire Technology	25+ years of experience	Fire Technology Certificate Criminal Justice Training & Education System PR 832 Certificate CA Fire Service Training & Education System Fire Prevention 1A, 1B, 1C, 2A, 2B, 3A
Byron Foster Fire Plans Examiner and Inspector	A.A. Fire Science	20+ years of experience	HAZWOPER 40 for Instructors



Name	Education	Experience	Licenses / Certifications
Doug Evans, F.P.E. Fire Protection Engineer and Plans Examiner	B.S. Engineering - Fire Protection	22+ years of experience	Registered Fire Protection Engineer: CA, #1264
Dennis Moss Fire Marshal, Plans Examiner and Inspector	National Fire Academy B.A. French	30+ years of experience	Fire Prevention Specialist I Fire Prevention Specialist II Fire Arson Investigation Code Management Fire Prevention Officer Chemistry of Hazardous Materials Plan Review for Inspectors ICC Certified: Fire Inspector I Fire Inspector II Fire Plans Examiner
Michael Middleton, P.E. Civil Plan Review Engineer	B.S., Civil Engineering	25+ years of experience	Registered Professional Engineer: CA, #29485
Craig Hamner, P.E. Civil Plan Review Engineer	B.S., Civil Engineering	30+ years of experience	Registered Professional Engineer: CA, #28745
Jee Choy, P.E. Civil Plan Review Engineer	M.S., Civil Engineering B.S., Civil Engineering	30+ years of experience	Registered Professional Engineer: CA, #46287
William Bixby, P.E. Civil Plan Review Engineer	M.S., Civil Engineering B.S., Geotechnical Engineering	30+ years of experience	Registered Professional Engineering: CA, #48819
Monte Bowers, P.E. Civil Plan Review Engineer	B.S., Civil Engineering	35+ years of experience	Registered Professional Engineering: CA, #26493
John Che, P.E., Q.S.D./ Q.S.P. Civil Plan Review Engineer	B.S., Civil Engineering	21+ years of experience	Registered Professional Engineering: CA, #51393
Steven Beswich, P.E. Civil Plan Review Engineer	B.S. Civil Engineering Resident Engineers Academy	26+ years of experience	Registered Professional Engineer: CA, #41786
Joe Aroyo, P.E. Civil Plan Review Engineer	B.S., Civil Engineering Certificate in Engineering Management for Public Works	36+ years of experience	Registered Professional Engineering: CA, #36086



References

The most important selection criteria for clients that choose Bureau Veritas is expertise. Having provided QHSE services for more than a century, we are the foremost expert in the field. Our greatest asset is our reputation. Our reputation comes from the best experts in the industry, all acting with the utmost integrity and ethics. Below is a list of three references of similar services we are providing.

CITY OF WEST SACRAMENTO

Building and Safety Administration Services

Randy Goodwin, Chief Building Official
1110 West Capitol Ave. 2nd Floor
West Sacramento, CA 95691
P. 916.617.4645
E. randyg@cityofwestsacramento.org

Dates of Service: 1998 - Present

COUNTY OF YOLO

Building/Fire Plan Review and Inspection Services

Leslie Lindbo, Director of Environmental Health
292 West Beamer Street
Woodland, CA 95695
P. 530.666.8646
E. leslie.lindbo@yolocounty.org

Dates of Service: 2015 - Present

CITY OF BURLINGAME

Plan Review and Inspection Services

Rigoberto Caro "Rick", Chief Building Official
501 Primrose Rd.
Burlingame, CA 94010
P. 650.558.7270
E. rcaro@burlingame.org

Dates of Service: 2003 - Present

Conflict of Interest Statement

BVNA warrants and represents that it presently has no interest and covenants and that it will not acquire any interest, direct or indirect, that represents a financial conflict of interest under state law or that would otherwise conflict in any manner or degree with the performance of the work. BVNA further agrees that in the performance of this agreement no person having any such interest shall be employed by the company.



Firm Resources

BVNA has the resources and highly qualified team to accomplish the County's scope of services in a comprehensive and thorough manner to meet the needs of the Lake County Community Development Department's Building Division. Below we have outlined our understanding, capabilities and expertise for the services we look forward to providing Lake County.

Building Department Administration

As the largest code compliance firm in the United States, we have helped over 400 municipalities, counties, regional and state agencies handle their code compliance needs from full-service building department administration to targeted, as-needed services. BVNA is your ideal partner to deliver quality service, technical proficiency, and responsiveness a public agency desires when faced with rapid development, budget constraints, and/or limited agency resources.

Having helped newly incorporated cities establish their departments and continue to manage their operations, BVNA offers a full range of building department services including:

- Building Official
- Plan Review
- Permitting/Processing
- Counter Support
- Code Compliance
- Inspection
- Community Outreach

Partnering with BVNA provides the public agency with immediate resources. As the demand on the agency increases, BVNA supplements the agency with additional resources. The result is an efficient and cost-effective solution to providing the development community with a high level of expertise and customer service.

Building Official

BVNA staff will work directly with County staff to prepare accurate interpretations of the Code requirements, to adopt and process new codes and their requirements, and to act as a general point of contact for the jurisdiction. The building official will provide the support and direction necessary to facilitate timely and efficient work amongst the jurisdictional staff and other departments.

Our staff is able to analyze applicable ordinances and resolutions of jurisdictions and make recommendations for approval of appropriate code adoptions, amended as necessary in accordance with the applicable code, to implement an effective and compliant code enforcement program. Our staff will keep current on applicable code requirements adopted at the state or federal levels and inform and implement as necessary to keep the jurisdiction compliant.

Our building official will attend staff, board, and council meetings as required and mutually agreed upon. This individual will oversee other BVNA staff as well as provide guidance for County staff, applicants, designers, and contractors to navigate the code. Our building official and support team will be up to date on code changes and will assist in implementing those changes.

Typical duties of the building official can include:

- Manage and oversee the building department
- Guide inspectors and plans examiners on adopted codes and local amendments



- Make recommendations regarding local amendments and code adoption
- Serve as liaison between BVNA and the County
- Serve as liaison between the building department and other County departments
- Attend meetings as requested and agreed upon
- Report building department activities as requested and agreed upon
- Assess applicant and client satisfaction
- Attend pre-submittal meetings when needed
- Assist in improving the processes and procedures of the building department, if requested

Building Inspection

BVNA can provide inspection services for a single project that presents unique complexities due to its construction or size, or we can provide enough staff to handle all inspection services for an entire jurisdiction. Our building inspection services can be adjusted to provide a high level of coordination specifically suited to the design-build concept. Our inspectors are ICC certified and have extensive experience in the construction trades as well. Fast-track projects may be built into small phases based on incremental design and fabrication steps. In such cases, our inspection team keeps daily logs to track corrections and plan review changes.

BVNA's inspection teams also provide on-call building inspection services to cover staff vacation time, peak work loads, specialized inspection activities, and any other situations that may arise. These activities may include next-day inspections and same-day response to important or urgent requests.

BVNA will provide the client with ICC certified personnel to provide the following services:

1. Read and study project specifications, plans, and drawings to become familiar with project prior to inspection, ensuring that structural or architectural changes have been stamped as approved by appropriate authority and recognizing the need for and requiring plan checks for electrical, plumbing, and mechanical code requirements.
2. Perform and document inspections on construction projects to determine that all aspects of the project such as foundations, building, electrical, plumbing, and mechanical systems conform to the applicable building codes, zoning ordinances, energy conservation, and disabled access requirements including known local, city, state, and federal requirements.
3. Review plans for building construction, plumbing, electrical, and mechanical details prior to making inspection.
4. Bring to the attention of Lake County for approval of certain changes in building, plumbing, mechanical, electrical, and related work consistent with code and ordinance requirements.
5. Participate in reviews with fire, health, and other government agency inspectors, as well as owners.
6. Maintain a record of non-complying items and follow up to resolution of such items.
7. Upon request, we will inspect existing buildings for substandard, unsafe conditions.



Building Department Plan Review

Bureau Veritas North America, Inc. (BVNA) personnel have performed and managed building division services for literally thousands of projects. Project types include high-rise hotels and office buildings, institutional occupancies such as jails, shipping facilities, room additions, single-family tract and custom homes, tilt-up shells, tenant improvements, and infrastructure (roads, wet and dry utilities, etc.). Our staff has considerable review experience of virtually any structure requiring permits, plan reviews, and inspections. With such a large and licensed staff, we are able to manage numerous and complex projects simultaneously. We are able to provide discipline-specific plan reviews (e.g., structural, mechanical/plumbing, electrical, fire, access, street, drainage, map, civil infrastructure, etc.). Our team has considerable experience providing expedited and phased reviews on complex and unique projects such as custom residential, multifamily residential, Roseville Galleria Mall Fire Damage Repair, as well as inspections of complex projects such as Claybank Adult Detention Facility, a large 1,000,000+ square foot distribution center, and several large scale solar power generation facilities.

We are the **largest plan review firm in the United States**, providing full service code consulting and plan review services. Our team provides plan reviews for compliance with a variety of codes, including the California Building, Plumbing, Electrical, Mechanical, Fuel Gas, Energy Conservation, Fire and the National Electric Codes as adopted by the County. We have specific experience working through a variety of challenges including, but not limited to, infill commercial development, adaptive reuse and change of occupancies of existing buildings, retrofit of un-reinforced masonry or soft-story buildings, large commercial shopping centers and mixed-use multi-family developments, live-work projects and high tech, research and development facilities.

We are able to offer the following plan review services to the County of Lake:

- Architectural, fire and life safety plans examination
- Structural plans examination
- Energy code plans examination
- Accessibility requirements including:
 - Barrier free plans examination requirements
 - Disabled access
 - CASp
 - ADA
- Mechanical, plumbing and electrical code plans examination
- Review and approval of alternative materials, alternative design and methods of construction
- Fire plan review including:
 - Fire sprinkler
 - Fire alarm
 - Smoke detection and dampers
 - Underground
- Civil plans examination including:
 - Grading and drainage
 - NPDES/SWPPP
 - Development
 - Infrastructure
 - Water and wastewater
 - Sewer
- Green building and LEED consulting including:



- LEED submittal consultation
- Green building consulting including CALGreen
- ENERGY STAR verification
- Energy efficiency audits
- Chain of Custody (COC) certification

Plan Review Turnaround Times

At your request, BVNA can provide plan review activities on a fast-track basis. Turnaround times for each submittal will relate to the size and nature of the project and its impact on the construction schedule. To reduce turnaround times for plan review, we can use electronic submittals, phased submittals, conference calling, and videoconferencing.

BVNA has built long-term partnerships with agencies. We understand that accuracy, efficiency, and integrity in all aspects of professional services are required. Testimony to our professional excellence is the fact that we have provided services to many of our municipal clients since their incorporation. Because of our large pool of accessible resources we are able to assemble experienced personnel in order to help with project schedule recovery when necessary. Our team will maintain efficient turnaround times on all reviews as a key measurement of our performance for our plan review services. The following schedule is representative of the review times associated with the type of construction you can anticipate.

Typical turnaround times for building plan review are as follows:

	Initial Check (working days)	Recheck (working days)
Commercial TI	7	5
Residential addition and/or accessory building	7	5
New Residential	10	7
New Commercial	10	7
Complex, large, or unusual project	*	*

**Turnaround times for unusually complex or large projects can be negotiated*

BVNA will also accommodate preliminary reviews to facilitate fast tracked or accelerated projects. This will aid with timely turnaround and create good public relations. If applicants include designs that do not conform to the prescriptive requirements of the codes, the County’s designee will have final approval over the plan being reviewed. Our staff will make recommendations for the resolution if requested. We are also available to meet with agency staff or others as needed to discuss our findings.

Third Party Plan Review and Inspection

Supplementing the development community to provide exceptional customer service and expertise

Rapid development can be overwhelming to building departments and can cause schedule delays for developers, contractors, and design-build teams. Although public agencies are dedicated to providing a high level of customer service while ensuring the integrity of design and construction, their staff becomes



overloaded and unable to keep the development moving forward efficiently.

Third party plan review and inspection enables BVNA to supplement the local authority having jurisdiction on a project-by-project basis, at the applicant's expense. This is an optional method to accomplish the plan review for applicants that desire preliminary plan reviews or have expediting needs due to project time constraints. This method allows the designer to work with plan review staff early in the design process to avoid code problems that could lead to extensive redesign of completed plans. It also allows the permit applicant to pay for review services directly to BVNA, independent of the normal County plan review fee. With approval of the building official, our team can provide third-party plan reviews/inspections by allowing an applicant to provide payment directly to BVNA for our plan review fee or inspection costs.

This program is utilized by many public agencies, developers, contractors, and project management firms to help promote economic development, keep projects on track, expedite projects, etc. BVNA teams with cities, counties, developers, contractors, project managers, design-build teams, and other members of the development community to provide a high level of customer service, experience, and technical expertise. We have provided third party plan review and inspection services for thousands of projects throughout the United States.

What are the key benefits?

Demand-driven resources encourage development

Third party programs provide efficient performance standards and turnaround times, thus promoting economic development and not delaying it.

Tailored solutions

Based on each client's specific needs and challenges, BVNA has the ability and wide range of resources to provide full or partial third party plan review and inspection support to verify conformity to the requirements of the regulatory codes adopted in the agency having jurisdiction.

Increased customer service levels

Third party programs result in quicker turnaround times, availability of experts for consulting and to answer questions, and more thorough and consistent inspections.

Why Choose Bureau Veritas?

Knowledge and Expertise

Certified by the International Code Council and licensed by applicable state agencies, BVNA plans examiners and engineers are proficient in the application of design and testing standards and have participated in the development of design standards on many different levels.

BVNA inspection staff is also certified by the International Code Council and many are multi-disciplined. Having a multi-disciplined inspector ensures consistent inspections by the same inspector for all trades. Multi-disciplined inspectors also provide the construction teams with a single point of contact throughout the duration of the project.

Reputation

BVNA has become the leader in construction code compliance services throughout the United States. The growth of BVNA's construction code compliance division is the result of repeat clients and client referrals.



LEED Consulting/Review

BVNA is at the forefront of the green building movement, and by implementing green building solutions, we help reduce energy consumption, maintenance and capital costs, environmental impact, and increase occupant comfort and health.

- Expertise in assisting municipal clients in green building ordinance implementation
- Provided approximately 1,000 LEED reviews for the USGBC
- Building services
- LEED submittal consultation
- Green building consulting
- CALGreen code compliance
- ENERGY STAR verification
- Energy efficiency audits
- Chain of Custody (COC) certification

Architectural Review

BVNA blends the knowledge of local conditions with a large pool of California licensed or certified building safety experts equipped to handle all building department needs. We are able to tailor our solutions specific to the County as a result of having provided plan review, inspection services, specialty reviews and municipal administrative support for over 35 years.

Structural Review

BVNA is uniquely qualified and experienced in structural review and inspection. We have plan review and inspection personnel that have specialized experience with multi family residential, hotels, resorts, retail, commercial, industrial, high-tech facilities, etc. We have several experienced structural engineers on staff who are immediately available to tackle the County of Lake's most complex projects. We can provide a complete structural review of design drawings, details and calculations for both vertical loads and lateral seismic and wind forces, in accordance with the California Building Code structural provisions. Our plan check staff is extremely knowledgeable with the revised structural lateral requirements of this code.

Mechanical Review

The California Building Code is supported by ancillary codes such as the California Mechanical Code and any others specifically designated and adopted by the County. Our staff includes licensed and certified mechanical engineers and inspectors who have the knowledge, training and experience necessary to review plans for compliance with these codes. Our staff, who are available immediately to the County of Lake, have reviewed heating, cooling, distribution and return air systems, hoods and product conveyance system plans for a variety of projects including single family residential, multi family residential, custom homes, resorts, and hotels.

Plumbing Review

The California Building Code is supported by ancillary codes such as the California Plumbing Code and any others specifically designated and adopted by the County of Lake. Our staff has the knowledge, training and experience necessary to review plans and inspect construction for compliance with these codes. We have licensed and certified mechanical engineers on staff to assist with plumbing reviews when needed. Our staff, have reviewed fuel gas, medical gas, potable and non-potable water piping and waste piping systems, and rainwater system plans for single family residential, multi family residential, custom homes, resorts, and hotels.



Electrical Review

Electrical review and inspection to verify energy compliance is included in all projects in accordance with mandates from the applicable energy standards for non-residential construction. We have licensed and certified electrical engineers and inspectors with extensive plan review and inspection experience that have reviewed service installation, transformers, emergency power, panel distribution, single line diagrams, power and lighting system plans for single family residential, multi family residential, custom homes, resorts, and hotels.

Disabled Access Review (CASP)

BVNA has extensive experience and capability that will enable our staff to provide complete plan review and inspection utilizing individuals who possess CASp certification. We have CASp certified individuals who are able to respond to the needs of the County of Lake quickly. We currently provide CASp certified individuals to jurisdictions in California to meet the requirements of SB 1608. Additionally, we have provided accessibility reviews and inspections of projects in the region.

Energy Review

Bureau Veritas has been actively involved with the power generation industry since 1950. We have been involved with more than 42,000 MW of generation spanning from Solar, Steam, Wind Power, CGT, Cogeneration, Geothermal, and Hydro Power Plants/Facilities. Bureau Veritas is a partner who will ensure cost effectiveness and on-time delivery. Bureau Veritas has provided services to many high profile alternative energy projects such as Ivanpah, Genesis, Blythe, and SolarOne.

Green Building Review

We have plan review engineers, plans examiners, and inspectors who are well versed and experienced with energy code compliance. Our staff has been involved at various levels of energy code development in California and are certified to review and inspect for energy codes. Our staff has reviewed plans, and inspected projects, for projects that incorporate new technology, and complex energy code compliance. We have staff available to the County who are CALGreen Certified.

Stormwater Review

In addition to implementing NPDES regulations, our staff has worked to train agency staff in how these evolving regulations impact their program. For example, BVNA provides comprehensive training to in-house staff and Northern Californian agency personnel for the new Statewide General Construction Permit. Through BVNA's stormwater design and review work we have developed a complete understanding of the NPDES regulations and permits and what is necessary to navigate through them during project design. This expertise makes us uniquely qualified to assist you in implementing any aspect of your NPDES program. BVNA will ensure that your work is completed without delay, with accountability, and with the highest level of quality.

Fire Plan Review

Our staff will consult closely with the Fire Chief/Fire Marshal or their designated representative on any areas which require code interpretation or where alternate methods are being proposed and considered. Our proposed fire plan review engineers have specific experience working through multiple types of facilities to ensure compliance with applicable codes, standards, and amendments, including CFC, CBC, the Adopted National Fire Protection Standards, the California Health & Safety Codes, CSFM, and U.L. Our experience includes written comments and verbal communication with applicants to better understand requirements and provide direction for compliance, as well as close communication with fire departments to clarify policies, code interpretations, plan review status, and procedures.



Fire Inspections

BVNA can place an experienced fire inspector for a single project, or to augment existing staff, cover staff vacations or other leaves of absences, or we can provide all of the fire inspection on a daily basis. Systems and components we inspect include, but are not limited to:

- Fire Sprinklers, including systems beginning at property line, as directed
- Fire Pumps
- Fire Alarm Systems
- Automatic Suppression Systems including Halon, FM200, CO2
- Hoods
- Duct Extinguishing Systems
- Exits
- Emergency Lighting
- Voice Evacuation Systems
- Fire Permit Inspections

Additionally, we can provide annual inspections of all aspects of the fire permit requirements. We can provide inspections annually, biannually, triennially, every five years, or any other length of time as mandated by the adopted codes.

BVNA staff have reviewed hundreds of projects for fire safety components including NFPA 13, NFPA 72, NFPA 101, etc. Some example projects that our reviewers have worked on include The Village at Bella Terra in Huntington Beach, large distribution warehouse in Patterson, Lifetime Fitness in Roseville, and Sysco Food Services Expansion in Sutter County. All personnel assigned to your project will have available the necessary materials, resources and training to conduct plan reviews, including copies of applicable local amendments, policies, procedures and forms.

Residential Review

Our team of plans examiners and engineers has experience reviewing residential projects of all sizes and complexities. Some examples include single family dwellings, master plans, tracts, custom homes, multi family apartments, large mixed residential, and more.

Civil Review

As an initial step, our professional staff would familiarize themselves with all city, state, and federal requirements applicable to the project before beginning a review. Requirements for civil infrastructure originate from multiple sources including statutory requirements, local ordinances and design guidelines, federal requirements including ADA and NPDES, state requirements including Title 24, and the requirements of any affected utilities, districts, or agencies.

Civil infrastructure and site plans are reviewed for conformance to the following quality standards:

- Greenbook
- Geotechnical Report recommendations
- Conditions of Approval of the use permit or Tentative Map
- Municipal Code and local ordinances
- Jurisdiction's design guidelines and standard plans and specifications
- ADA and Title 24 accessibility standards
- NPDES requirements when applicable
- Environmental mitigation requirements



- Requirements of affected outside agencies and utility districts

Our professional plan reviewers will provide a comprehensive assessment of the conformance of submitted improvement plans to these quality standards.

Flood Review

BVNA provides comprehensive inspection and review of projects proposed within the designated floodplain. We will review plans for compliance with federal, state, and local adopted regulations and practices. Plan review will consider FIRM map designations, Flood Plain Elevation Certificate review and also consider any LOMA, LOMR, or CLOMR's appropriately approved for the proposed project. Flood plain resistant construction will be plan checked and inspected in accordance with adopted regulations and standards as well as any pertinent FEMA Technical Bulletins. We have Flood Plain Administrators on staff that are available at the County's request.

