Meeting Minutes for March 7, 2019
Dublin City Hall
100 Civic Plaza, Dublin

CALL TO ORDER:

Chairperson Roxanna Recinos-Serna called the meeting to order at 12:39 PM

IN ATTENDANCE / INTRODUCTIONS:

*Roxanna Recinos-Serna, Dublin
Ocean Kwon, City of Dublin
Bill Vaughn, TRB Plus
Raymond Cheng, City of Fremont
Bret Wickham, Contra Costa County

Shilpa Chandrashekar, Architect
Akitayo Akiwumi, City of San Ramon
Keyvan Irannejad, WC3
Kerwin Lee, Architect
Johnathan Clark, SDG Architects

* Chairperson
** Secretary

Roxanna thanked all for coming.

APPROVAL OF MINUTES:

Minutes for the February 14, 2019 meeting were approved.

NEWS AND ANNOUNCEMENTS:

- A Link to the June Tri-Chapter Annual Business Meeting will be added to the East Bay Chapter website
- Leon Sheyman passed away in February. He was with the City of Milpitas for over 30 years and was last with City of Sunnyvale representing 4 Leaf Inc.
- At the next Dublin meeting in May, there would be a presentation by former CBO of City of Davis, on tiny homes.
- Policy #17 needs to add an extra item, which could be on the errata.
- Roxanna said that she wishes to step down as Chair and asked the members to consider stepping into the position at Milpitas meetings. She will continue to attend but has served her time well. Fred will remain as Secretary and Co-Chair. Bret Wickham to
chair TUCC Dublin meetings along with Fred Cullum, continuing to be the co-chair. Roxanna to help assist in the transition. The current setup to alternate between Milpitas and Dublin to continue as scheduled.

- Roxanna mentioned that members attending Milpitas meeting would like have guest speakers on a limited basis. Dublin members didn’t share the same point of view and were open to having guest speakers.

**PRESENTATION:**
No presentation or guest speaker at the Dublin meeting.

**CODE QUESTIONS:**

Q1. Are special inspections required for 'T'-bar ceiling?
A1. ESR report indicates periodic inspection for various listed T-bar ceilings in seismic category C, D and E. But generally unchecked on the special inspection form. An informed decision can be made by the inspector during inspection. Requires further discussion. No consensus was arrived.

Q2. Does the 10% accessible units requirement applicable to a cluster of three or more housing units on a single plot/property?
A2. Three independent units are good for not providing the 10% accessible units. But three or more attached units, four or more condos need to apply all provisions of Chapter 11A of the CBC.

Q3. Can intumescent paint be applied over gyp-board, encasing the structural element to satisfy fire rating requirement (over wood plus steel plus hanging members)? This is proposed for work not built according to approved plans.
A3. Jonathan mentioned about using it in the garage and was of the opinion that as long as the required rating was achieved, it was acceptable. However manufacturers did not have extensive specifications on location and application of the paint. Kerwin suggested that the fire protection agency can review it analytically and arrive at a decision. Roxanna summarized that when intumescent paint is being used as part of the assembly to achieve the required fire rating, a fire protection engineer’s recommendations along with manufacturer’s certificate as alternate methods need to be part of the review process for the revisions.

Q4. Texas Donut: Should the fire rating be the same and continuous until exit to the public right of way is achieved?
A4. Keyvan mentioned about forming a subcommittee to draft policies on the continuity of the required fire rating. ICC interpretation considers egress court part of the egress system. Roxanna suggested a multi-family subcommittee be formed to develop a policy for adoption.

Q5. How do you meet required number of accessible restrooms when all provided restrooms are single user/gender neutral?
A5. Plumbing code does require separate facilities to be provided for each gender. But increasingly, building departments have been accepting gender neutral single user restroom clusters. Chapter 11B requirements will apply to the minimum required numbers and if all the provided restrooms need to be accessible, then such facilitations need to be provided.

Q6. Senate Bill 1226. Why cannot we make shadow units legally permitted without using the current building code?

A6. The CBO would have the authority to legally permit the un-permitted residential construction, if required, to an older code standards. However, suggest starting by applying minimum basis for life and safety regulations – fire separation, protected receptacle outlets, smoke detectors, etc.

**ADJOURNMENT:**

Meeting adjourned at 3:15 PM

Next meeting will be April 11 at Milpitas City Hall; FREE lunch at 11:30 AM. Meeting from 12:00 to 2:00 PM

Respectfully submitted, Shilpa Chandrashekar.