Meeting Minutes for April 11, 2019
Milpitas City Hall
455 E. Calaveras Blvd

CALL TO ORDER:

Chairperson Fred Cullum called the meeting to order at 12:05 PM

IN ATTENDANCE / INTRODUCTIONS:

*Fred Cullum**
Raymond Cheng, City of Fremont
Betty Chan, City of Milpitas
Frank Kong, City of Walnut Creek

Rosie McGoldrick, Frontier Energy/BayREN
Omar Noorzad, City of Hayward
Johnathon Clark, SDC Architects

* Chairperson
** Secretary

Fred thanked all for coming.

APPROVAL OF MINUTES:

Minutes for the March 7, 2019 meeting were approved.

NEWS AND ANNOUNCEMENTS:

- Fred explained that the Dublin TUCC meetings will be chaired by Bret Wickham of Contra Costa County; Shilpa Chandrashekar has agreed to assist Bret by acting as secretary for the next three Dublin meetings, as Fred will be away on those meeting dates. Shilpa has also offered to assist Fred at the Milpitas meetings also.
- The CALBO ABM in San Diego was very well-attended; one of the highlights of the meeting was the CALBO award for industry achievement to Susan Dowty, ICC Government Relations Manager for Southern California.
- The Tri-Chapter Annual Business Meeting will be at the Dream INN in Santa Cruz on June 7. The agenda has been revised to end at 3:30 to reduce travel time for those attendees coming from longer distances.
- The Tri-Chapter annual picnic will be held at Jose Higuera Adobe Park in Milpitas. This is intended as an opportunity for members and companions to interact socially with their peers from other areas.
- The ICC ABM will be at the Rio Hotel in Las Vegas October 11-14. Nancy Springer, CBO for Sacramento County will be running for a board seat. This location is an opportunity to experience an ABM at minimal cost to those who are not able to attend at other locations.
There are ongoing discussions at the California Architects Board about working with interior design professionals to further refine and clarify the rights and responsibilities of the interior design professionals. ICC is also working on this. See: https://www.iccsafe.org/search_gcse/?q=interior%20designers

An additional CALBO Northern California Ed Week will occur in February at the Hyatt in Burlingame. This is currently a one-time event to help in providing updates to the codes.

The Tri-Chapter training schedule is now available. See: http://www.eastbayicc.org/images/education/2019_ICC_TriChapter_Calendar_MASTER_021919.pdf

BayREN has materials and meeting information available for past webinars and seminars. See: https://www.bayrencodes.org/events/

Fred said that he would prefer to remain as secretary to the TUCC, rather than chair. He asked attendees to consider the idea, or suggest to others who may be interested, to contact Fred.

Fred asked that attendees think about what committees may be needed in the coming year to review the next code and consider new or revised policies for the inevitable code revisions.

CODE QUESTIONS:

Q1. An owner of a unit in a multifamily development who recently had her balcony rebuilt received a notice from the property manager that she would need to allow entry into her unit to perform safety inspections. She objects and appealed to the building division.

A1. If she is in an airspace condominium, she is required by the Civil Code to allow entry; if she is an individual owner in a townhouse-type development, permitted as an R3 Occupancy, the law does not apply. Confusion occurs because SB 721 exempts “Common Interest Developments, which may include…condominiums…The term “Common Interest Development” in California is intended to address developments in which the property owner has direct ownership of a physical parcel of land in addition to an interest in the common use area in which the owners parcel exists. These can be detached single-family homes; townhouse-style developments, permitted as R3 occupancies; or commercial properties where the legal ownership is similarly shared. See: https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180SB721 and:
https://www.davis-stirling.com/HOME/CID-Defined

For specific occupancies affected, refer to Chapter 1 of the 2016 California Building Code and the 2016 California Existing Building Code

Q2. How are jurisdictions addressing the term “Substantial Improvement” with regards to FEMA’s Flood Insurance Requirements?

A2. The FEMA requirements are very complex, and failure to apply the criteria to additions, repairs or remodeling may result in action against the jurisdiction up to, and including, refusal of providing flood insurance to the jurisdiction. See: https://www.fema.gov/media-library/assets/documents/6029?id=2108 for directions in determining substantial damage/improvement. The entire issue of enforcement, including changes in FIRM mapping has led to many jurisdictions either retaining experts or requiring an applicant to prepare an analysis of the site and the valuation (excluding land value) of substantial damage or improvement.
Q3. Given a multistory multifamily Type V-A structure with multiple stairways serving exterior exit balconies, do the columns supporting the balconies need to be fire protected?

A3. Consensus was that the tube columns would need to be wrapped or otherwise protected for one-hour fire resistance. One dissent was expressed that, as each balcony had stairs at either end of each of segment, that column protection seemed redundant.

ADJOURNMENT:

Meeting adjourned at 2:20 PM

Next meeting will be May 9 at Dublin City Hall; FREE lunch at Noon. Meeting from 12:00 to 3:00 PM

Respectfully submitted,
Fred Cullum
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