Meeting Minutes for May 09, 2019  
Dublin City Hall  
100 Civic Plaza, Dublin

CALL TO ORDER:
Chairperson Bret Wickman called the meeting to order at 12:35 PM

IN ATTENDANCE / INTRODUCTIONS:

*Bret Wickham, Contra Costa County  
Roxanna Recinos-Serna, Dublin  
Giyan Senaratne, WC3  
Raymond Cheng, City of Fremont  
Ocean Kwon, City of Dublin  
Rosie McGoldrick, BayRen  
Michelle Austin, Gabel Energy  
Frank Kong, City of Walnut Creek

Shilpa Chandrashekar, kb Home  
Alan Tam, Alameda County  
Keyvan Irannejad, WC3  
Kerwin Lee, Architect  
Johnathon Clark, SDC Architect  
Jennifer Mastro, SDC Architects  
Damine Hardman, Contra Costa County

* Chairperson  
** Secretary

Bret Wickham expressed gratitude to making the TUCC happen. Keyvan started this committee about 30 years ago and it continues to run with the support of Ocean Kwan and Roxanna Recinos-Serna from the City of Dublin.

APPROVAL OF MINUTES:
Minutes for the April 11, 2019 meeting were approved.

NEWS AND ANNOUNCEMENTS:

- Lack of volunteers to co-chair the session at Milpitas was discussed. Keyvan opined that attendees from South Bay would be ideal to chair. Roxanna discussed cancelling the South Bay sessions, leaving Dublin as the only active group.
- Invitation to join the Sub-committee for the next code cycle was open, requesting interested attendees to join.
- Keyvan talked about purging all the old documents and update all related documents reflecting the new revised 2020 CA codes.
- Raymond expressed problems in implementing new code ordinances. City of Dublin/Roxanna expressed an interest in participation.
• The ICC ABM will be at Rio Hotel In Las Vegas 11-14. Nancy Springer 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 other locations.

PRESENTATION:

Demian Hardman from Bay area regional energy network presented “e-permit” tool for online permit application on solar, window, re-roof applications.

Michelle Austin from Gable Energy presented changes coming in the 2019 code updates for residential construction.

CODE QUESTIONS:

Q1. What occupancy classification do standalone recycling centers fall under?
A1. Members discussed various occupancy classification, but consensus was arrived. A “B” and “U” occupancy was suggested.

Q2. Are security key turn locks at the main entrance to tenant spaces required to meet the provisions of CBC 11B-404.2.10 for the 10” smooth kick plate at the bottom of doors and CBC 11B-308 for reaches ranges?

A2. Discussion:

1) CBC 11B-404.2.10 for the 10” smooth kick plate:
The 10-inch smooth surface measured vertically from the ground surface on the door is only required on the push side of the door per CBC 11B-404.2.10. If the door is smooth on the push side and the protrusion exists only on the pull-side, then the keylock in this location is acceptable.

2) CBC 11B-308 for reach ranges
   A. The security locks for main entry doors are permitted on egress doors per CBC 1010.1.9.2. The lock itself is permitted to be at any height because it is only used for security purposes.
   B. The main door must be fully accessible to persons with disabilities and must comply with CBC 11B Division 4 for use by the general public (CBC 11B-404.2.7 which requires locks to be located at 34”- 44” above floor finish, matching the requirements of CBC 1010.1.9.2.) However, the security lock portion of the door is operated by security personnel only and is exempt from CBC 11B-404.2.7.

C. The above is reiterated in the International Building Code (IBC) A117.1-09, Accessible and Usable Buildings and Facilities code section 404.2.6. which exempts locks used only for security purposes from the operable parts on accessible doors.

Recommendation/Opinion/Interpretation:

Following are WC3’s recommendation/opinion/interpretations:

I. Doors swinging into the tenant space ~ Security key turn locks at the main entrance/exit door to tenant spaces cannot be located on the push side of an entry/exit door due to the violation of CBC 11B-404.2.10 which requires a 10” smooth kick plate at the bottom of the door.

II. Doors Swinging Out of the Tenant Space ~ Security key turn locks at the main entrance/exit door to tenant spaces can be located on the pull-side of an entry/exit.
III. Location of the door locking hardware ~ These doors are used by employees securing the tenant space. As a result, these doors are allowed to be classified as “security doors”. Since doors used for security purposes are exempt from lockable hardware being accessible to persons with disabilities, the locking hardware locations unregulated by the CBC. The locks can be located anywhere on the pull side of a door.

ADJOURNMENT:

Meeting adjourned at 3.15 PM

Next meeting will be July 11 at Dublin City Hall; FREE lunch at 12:00. Meeting from 12:30 to 3.30 PM

Respectfully submitted, Shilpa Chandrashekar.