CALL TO ORDER:

Chairperson Bret Wickman called the meeting to order at 12:44 PM

IN ATTENDANCE / INTRODUCTIONS:

*Bret Wickham, Contra Costa County
Roxanna Recinos-Serna, Dublin
Giyan Senaratne, WC3
Mark Ellis, City of Santa Cruz
Ocean Kwon, City of Dublin
Rosie McGoldrick, BayRen
John McLucas, City of Santa Cruz
Frank Kong, City of Walnut Creek
Akitayo Akiwumi, City of San Ramon
Jordan Asano, WC3
Alex Roshal, City of Berkeley

Shilpa Chandrashekar, kb Home
Bill Vaughn, TRB Plus
Keyvan Irannejad, WC3
Kerwin Lee, Architect
Johnathon Clark, SDC Architect
Homer Maiel, 4 Leaf Inc
Abed Chowdhary, Contra Costa County
Yixia Liu, City of Fremont
Zahra Fatah, WC3

** Secretary

Bret Wickham expressed gratitude to making the TUCC happen.

APPROVAL OF MINUTES:

Minutes for the May 09, 2019 meeting were approved.

NEWS AND ANNOUNCEMENTS:

East Bay, Monterey Bay and Peninsula ICC Chapters and IAEI Northern CA Chapter list of events as attached.
Code adoption and amendment.
Existing TUCC policy discussion and adoption. To be continued into August meeting.

PRESENTATION:

No presentation

CODE QUESTIONS:
I wanted to attach the code questions from Ocean.

Skinny Brace. Omar (Hayward) emailed the question, but was not there to present it. Bret opined that it appears to be a valid product. Rest of the members noted it is an interesting product that needs further study. Frank steered back saying that we should stick to code parameters and leave products for review in personal time.

Two ground floors in a multistory building in Lafayette. Most agreed that only one of the floors would be required to be an accessible ground floor. Giyan said he would share material about defining the ground floor.

Tax credit for BMR units. Alex raised the issue that many privately funded multifamily projects utilize tax credits after completion based on below market rate units. Does receiving the credit(s) trigger mandatory compliance with 11B? Answer was generally no. Code only requires 11A, the tax credit provider may stipulate BMR units to meet 11B but code does not. Jonathon is well versed in this issue.

Pavilions with roof areas larger than 120 sf, e.g. those sold in Costco. While an argument could be made that floor area, “the usable area” per definition, is limited to the perimeter of the columns and therefore exempts these structures from permit, the group preferred a don't ask, don't tell policy.

ADJOURNMENT:

Meeting adjourned at 3.15 PM

Next meeting will be August 8 at City of San Ramon; FREE lunch at 12:00. Meeting from 12:30 to 3.30 PM

Respectfully submitted, Shilpa Chandrashekar.