CALL TO ORDER:

Chairperson Bret Wickham called the meeting to order at 12:42 PM

IN ATTENDANCE / INTRODUCTIONS:

* Bret Wickham, Contra Costa County
  Roxann Recinos-Serna, Dublin
  Ocean Kwon, City of Dublin
  Bill Vaughn, TRB Plus
  Dennis Corbett, City of Pleasanton
  Kyle Bruening, Tesla
  Abed Choudhury, Contra Costa County

** Fred Cullum, WC-3
  Peng Li, San Jose
  Akitayo Akiwumi, City of San Ramon
  Keyvan Irannejad, WC3
  Kerwin Lee, Architect
  Val Anderson, Tesla
  Dennis Lau, City of San Ramon

* Chairperson
** Secretary/Co-Chair

There was a brief presentation prior to the meeting on proposed Tri-Chapter amendments to the 2022 IBC. We will re-adopt Structural Amendments 1, 2 and 4 from the last code cycle.

APPROVAL OF MINUTES:

Minutes for the July 11, 2019 meeting were approved.

NEWS AND ANNOUNCEMENTS:

- The September TUCC meeting is cancelled due to a conflict with CALBO EdWeek.

- Bret reviewed last meetings highlights: Does acceptance of City/County tax credits constitute use of government funds constitute public funding for determining whether a multifamily project is subject to Chapter 11A for access. Answer was “No”. Discussion regarding >120 square foot “pavilions” as sold by Costco/Home Depot with no consensus.

- Question of who is/has adopted Reach Codes beyond the 2020 CEC:P Fremont , Palo Alto, Berkeley, Alameda County; San Jose and Dublin are in discussions.
PRESENTATION:
Tesla Solar approached the meeting with a request for approval of three standard, non-site specific plans for 4, 8 and 12KW arrays. The finalized plans would be prepared on the day of Tesla’s engineering review, plan preparation, installation and inspection. Consensus was that the current system provides better protection for the consumer, that the speed of plan review was excellent on part of the jurisdictions and that we should not be asked to treat any individual company in a more favorable manner than others. The question was raised whether this would, in any way, benefit the consumer. Answer was that it would not accelerate switch-on time for systems but was better for Tesla as it limited site visits for their staff to one day only.

CODE QUESTIONS:

Q1. Fremont has a project with 16 commercial buildings on a single campus. Architect has gathered all mandated EV charging stations in a single location. Is this acceptable.
A1. DSA says that EV stations must be accessible, and added that , where parking is provided at the rear of these buildings, accessible parking must be provided both front and rear.

Q2. Section 706.2 states that floor membrane may be run through the individual fire separations. Is this acceptable?
A2. SEOC allows ply to run through the fire separation. The structural stability of the individual wall must be analyzed with this in mind.

Q3. In modular construction, how is design/construction of exit corridors/passageways addressed?
A3. Keyvan pointed out that HCD states that the building is approved by HCD, but the stairways and corridors are field-constructed, but theoretically exempt from local inspection. He went on to say that the cover sheet of the drawings should clearly state the scope of HCD/HUD approvals. Alex has a four-story with field-built stairways that are not in compliance with code. HCD appears to have left an unacceptable loophole.

Q4. Texas Donut: Should the fire rating be the same and continuous until exit to to the public right of way is achieved?
A4. Keyvan mentioned about the 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 a policy be developed for adoption.

ADJOURNMENT:
Meeting adjourned at 3:15 PM

Next meeting will be October 10 at Dublins City Hall; FREE lunch at 12 PM. Meeting from 12:30 to 3:00 PM

Respectfully submitted: Fred Cullum, Secretary TUCC