CALL TO ORDER:

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

IN ATTENDANCE / INTRODUCTIONS:

* Bret Wickham, Contra Costa County
Roxanna Recinos-Serna, Dublin
Giyan Seneratne, WC3
Chris Bradt, Frontier Energy/BayREN
Mark Soltes, City of El Cerrito
Fangbin Mo, Walnut Creek
Prabath Siva, Walnut Creek
Raymond Cheng, City of Fremont

**Fred Cullum, WC-3
Duncan Cleminshaw, GAF Eng
Akitayo Akiwumi, City of San Ramon
Keyvan Irannejad, WC3
Kerwin Lee, Architect
Frank Kong, Walnut Creek
Dennis Lau, City of San Ramon
Zahra Fattah

* Chairperson
** Secretary/Co-Chair

Chairman Wickham welcomed 16 members and guests. Meeting was called to order at 12:30

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.

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APPROVAL OF MINUTES:

Minutes for the August 8, 2019 meeting were approved.

NEWS AND ANNOUNCEMENTS:

- Roxanna bid a fond farewell to the TUCC following her many years of participation and chairpersonship. She has accepted a position with the City of Sacramento as Deputy
Building Official. Her leadership, friendship and sage advice will be missed. She confirmed that our meeting room is booked for the rest of this year.

- Bret reviewed last meetings highlights: Does acceptance of State 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 “Yes”. See:
  - https://www.treasurer.ca.gov/ctcac/accomodation.asp
  - The Tri-Chapter Education Committee’s 2019 training schedule is available online. http://www.eastbayicc.org/index.php/education
  - 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. Giyan stated that he felt that going all-electric, particularly in view of PG&E’s current unreliability is not responsible. We are shutting the door to upcoming technical improvements, and the majority of our electrical service is still coming from remote, fossil-fueled power plants with a 51% efficiency at point of service receipt. The immediate solution to this would be to have the power generating facility as close as possible to the point of use. He referred the membership to Google “Visualizing US Energy Usage” The chart is a result of Lawrence Livermore Labs continuing interest in charting and improving energy usage in order to help scientists, analysts, and other decision makers to visualize the complex interrelationships involved in managing our nation’s resources. Chris said that BayREN and BAAQMD will be researching the feasibility of going all electric for future major renovations.
  - Fremont’s Sustainability Department is suggesting an ordinance requiring that EV Charging Stations be solar powered as part of an overall plan to become carbon neutral by 2045. http://fremontcityca.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=1181&MediaPosition=&ID=1527&CssClass=
  - Much discussion about EV CS regarding lack of standardization, lack of knowledge about what is coming next from EV manufacturers, concern about loss of needed parking.

**CODE QUESTIONS:**

Q1. See discussion above regarding impact of tax credits on multifamily projects. Also application of 11B to otherwise exempt housing projects.
Q2. Is a raised solar panel array considered a structure?
A2. Section 503.1 Exceptions 2 and 3 exempt raised arrays from being considered as floor area or as added height or story to the primary structure. Discussions included whether to require protection where located within the fire setback line when parking is located below the array(s). Answers ranged and included:

These should be considered as equipment without an occupancy group or structure type and therefore are exempt from fire protection.

Because the solar arrays are spaced with enough clearance to be considered open, they thus do not constitute a fire exposure from cars beneath them.

Large rooftop arrays have caused several fires, we should not locate these within the fire separation distance.

There was no consensus. Discussions are continuing, including the Sustainable Energy Action Committee

Q3. Can the city require an existing, narrow stairway in a pre-1930's house be brought into compliance if the second-floor area is substantially increased?
A3. Consider it as existing, non-conforming, and if structurally sound, ignore the width issue.

Q4. Existing SFR being converted to an R4 occupancy housing 12 persons with eating disorders. Does this trigger 11B for access. Also, does this now constitute a “place of public accommodation?”
A4. Look at 2019 CBC for the new definition of R3.1.

Q5. CMC requires securing of equipment weighing 400 pounds or more. County health requires that some food service equipment exceeding this limit to be wheeled for moving clear for cleaning.
A5. CBC Section 1617.11.15 AISC Section 13.1.4 “…shall be restrained in such a manner a approved by” the AHJ.

Q6. Are jurisdictions accepting structural master plans for swimming pools?
A6. Yes, if engineer has a current California license and stamp.

**ADJOURNMENT:**

Meeting adjourned at 3:10 PM

Next meeting will be November 7th at Dublin City Hall; **FREE** lunch at 12 PM (Sponsored by the Tri-Chapters). Meeting from 12:30 to 3:00 PM

Respectfully submitted: Fred Cullum, Secretary TUCC