CALL TO ORDER:

Chairperson Bret Wickham called the meeting to order at 12:30 PM

IN ATTENDANCE / INTRODUCTIONS:

*Bret Wickham, Contra Costa County  **Fred Cullum, WC-3
Ocean Kwon, Dublin                Jonathan Clark, SDG
Alan Tam, Alameca County           Dennis Lau, City of San Ramon
Shilpa Chandrashekar, KB Home      Akitayo Akiwumi, City of San Ramon
Omar Noorzad, City of Hayward      Keyvan Irannejad, WC3
Raymond Cheng, City of Fremont    Kerwin Lee, Architect
Fangbin Mo, Walnut Creek             Frank Kong, Walnut Creek

* Chairperson
** Secretary/Co-Chair

Fred Cullum could not provide the minutes, so this is Bret working from notes. I didn't have an accurate guest list; I'm sorry for whomever I have missed.

APPROVAL OF MINUTES:

Minutes for the October 10, 2019 meeting were approved.

NEWS AND ANNOUNCEMENTS:

- Roxanna is now at the City of Sacramento as Deputy Building Official. Her leadership, friendship and sage advice, and gracious presence are missed.
- There may have been other items discussed, please see my apology above!

CODE QUESTIONS:

Q1. 2019 CBC table 1004.5 raises the occupant load factor from 100 s.f. per person to 150.
A1. Giyan requested this be discussed. Opinions were strongly opposed to the change. Bret read the reasons as per the Significant Changes to the CBC book. Group agreed to seek a broader consensus from TUCC email loop. After research, we found that the OSFM (who had
disagreed with this and left their OLF at 100) is issuing an errata conforming to 150sf/person. It appears that this change is based on several studies, and seems to be accepted now by OSFM.

Q2. Angeline Sickler asked if TUCC members accept the 2008 Standard Plan Set A residential seismic retrofit plans?

A2. Several attendees indicted that they do accept it with the desire to facilitate voluntary retrofits and not add unnecessary expense to homeowners. One noted that a particular manufacturer’s products are specified, and that we should refrain from this. Another responded that these products are the most straightforward means of identifying what is needed. AHJ can always accept alternate manufacturers.

Q3. Is there interest in establishing standard minimum requirements for issuing permits for backup home generators? (Not emergency standby power)

A3. Yes, Bret is seeking UL input from John Taecker. He mentioned 2021 IFC will have a section 1204 dealing with this topic. More work needs to done here. Bret also spoke with Generac (Bob Cramer) who indicated he would forward typical submittal documents used for a long while in Florida. Discussion ranged into true emergency backup generators where standby power is required, e.g. at accessible means of egress elevator in 4 or more story bldg. per 1009.4.

Q4. What is minimum separation distance between R3 and non-attached ADU?

A4. Per R302.3 a one hour rated assembly is required at two family dwellings. If the buildings are separated, need 6’ for two sprinkled bldgs., and 10’ for two non-sprinkled bldgs. Could use a 1 hour exterior wall on either bldg. with allowed openings, no eave vents & 5’ separation to non-sprinkled ADU. Seemed ok to ignore the presence of ground level underfloor vents.

Q5. Is there interest in bringing HCD to address concerns with state approved units?

A5. Yes, Bret will coordinate with HCD, hopefully for a presentation early 2020. Concerns included who inspects field repairs to damaged units, who inspects fire sprinklers installed in field, who has authority over site built corridors or stair towers in multi-story bldgs.? The push for offsite construction seems to be growing out of escalating construction cost and a desire to avoid arson fires in multifamily. Also noted that AHJ may require HCD approved construction to meet geotechnical considerations, fire, WUI, sprinklers etc.

Q6. Alan Tam asked if anyone else has adopted 2019 CRC appdx Q “Tiny Homes”? Alameda County has declared a shelter emergency.

A6. No one else has adopted Q. Some discussion followed with angst about having lower standards for a subset of construction. Issues include narrower, steeper stairs, and emergency exit roof skylights, rather than windows.

Q7. Jonathan spoke from an architect/developer point of view requesting uniform standard in setting the cutoff for submittal under 2016 codes. Jurisdictions vary widely in their enforcement dates. Standardizing these seems like a difficult task…

A7. Discussion underscored the variety of enforcement dates. Part of the confusion stems from how many permit extensions are allowed (thus continuing 2016 codes well into 2020), and what constitutes “submittal” before Dec 31. Submittal seems to range from date of planning approval all the way to an initial consultation visit.

Q8. Shilpa asked are fire extinguishers required at no more than 75’ oc in townhome condominiums (R2) per table 906.3.1?
A8. 906.1 exception1 allows for a single complying extinguisher in each unit so long as items 2-6 do not occur. So no additional extinguishers are required beyond this.

Q9. Omar asked is a 28” clear doorway width along the exit path acceptable in an R3?

A9. Yes, per 1010.1.1 exception 8, interior doors can be any width. Exterior egress door must be 32” clear per 1010.1.1.

**ADJOURNMENT:**

Meeting adjourned at 3:00 PM

Next meeting will be January November 9th at Dublin City Hall; **FREE** lunch at 12 PM (Sponsored by the Tri-Chapters). Meeting from 12:30 to 3:00 PM

Respectfully submitted: Bret Wickham, Chairperson TUCC