

TUCC Meeting Minutes April 16, 2026

- Paul Armstrong asked about Public Comment Hearings. In the last Tucc meeting, Ali Fattah forwarded some emails of input he had for the Public Comment. Ex: Single exits, WUI Code (CA SFM submitted code changes to align the code with current building code), Mass Timber issues brought forth by construction material groups (Type IV B allows 100% open wood ceilings per IBC 2024; some groups are trying to limit the permissions for mass timber), etc.
- Brett Wickham mentioned a large mass timber project in his district with concerns of the lateral system which is not located at the exterior of the building.
- Open Forum
 - (Brett Wickham, Contra Costa County) Foundation Repairs re: Retrofit foundations
 - When a foundation is being re-leveled and a large portion of the foundation is being lifted, is there concern about lateral load resistance? Push piers have very little lateral resistance on their own.
 - (Keyvan Irannejad,) A continuous footing is required, so friction would be provided by the existing spread footing. If there is no contact between the footing and the grade/soil, backfill and compaction is required to maintain friction so that the spread footing can continue to transfer lateral load to grade. Structural analysis would be required if the reliance on push piers for lateral load transfer is desired. Also, push pier retrofits are hindered often by a lack of drainage system. Do other cities ask for a drainage plan? City of Millbrae asks for a drainage plan for foundation repair and for additions; a licensed engineer must design the plan if the area of repair exceeds 50%. Highly expansive clay soil in the East Bay requires extra attention to drainage. For additions drainage and discharge area must be addressed on the plan. If the entire foundation is being lifted, and the original foundation is no longer in contact with the ground.
 - (Brett) What is the consensus on requiring engineered plans for a vertical crack in a continuous residential foundation (FRP carbon fiber repair)? For this particular case the cracks would be filled by a strip.
 - (Keyvan) Engineered design helps to approve newer products on the market which are listed, but not yet commonplace in construction. Anecdotally, for a PT slab repair engineered

plans were required for carbon fiber repair. We don't know how these products will behave as they are new products.

- (Jonathan Clark, Architect) For a townhome project which includes ADUs (for visualization purposes, picture 3 townhome units, 1 of which has an attached ADU), can smoke alarms be interconnected between a townhome (main residence) and the attached ADU?
 - (Phuong Devries) Per CRC R310.4, smoke alarms must be interconnected where more than one is required to be installed within an individual dwelling unit. This would justify requiring separate alarms between the ADU and main residence.
 - (Brett) in what way will the ADU be treated differently than the main residence?
 - (Jonathan) It doesn't hurt anybody if the primary residence is interconnected with the ADU given that the ADU can only exist if part of a primary residence. The intent of the code is to alarm every room in the residence
 - (Jom Sicut, Menlo Park) If the utility requires a separate meter, then the electrical is all separated between dwellings, and the Fire reviewer may decide if interconnection is permitted.
 - (Paul Armstrong) R302.3.5 requires for vertically stacked dwelling units a notification appliance connected to smoke alarms in the additional dwelling unit be provided in each dwelling unit.
 - (Phuong) ADUs can be sold separately from the main dwelling unit.
- (Brett) Follow up from a previous conversation - Does a stairway create habitable space? 3-story 14ft stack, or a 2-story
 - (Jonathan) Habitable space is required on the ground floor because habitable stacks
- (Phuong Devries) Are other cities allowing porta-john for accessible restrooms? A developer wanted to use a porta-john as an accessible restroom for a redevelopment site converting a garage into a temporary sales office, which does not meet the minimum clearance requirements per code (specifically the minimum 60" side wall clearance).
 - (Jonathan) What is required for concert venues/similar?
 - In those situations the larger portable restrooms meeting accessibility requirements are installed.
 - (Brett) what are the varying sizes of these restrooms?
 - Larger portable restrooms meet accessibility standards however the porta-john specifically does not; this is an

- (Dennis Lau) The porta-potties in question are ADA compliant but not 11B compliant which poses an issue. For temporary venues (ie concert venues) the required comments never get addressed. If the office is a temporary structure, it's very hard to force the manufacturer/applicant to build an 11B-compliant restroom especially considering it is ADA compliant.
- (Phuong) In this case would an Unreasonable Hardship Agreement be appropriate?
- (Brett) Are there any 11B-compatible portable restrooms?
 - (Phuong) No, they are typically only ADA compliant per the customer.
- (Fred C) For prior temporary facilities a condition was placed that at least one unit be accessible, no differentiation between chapter 11 compliance and ADA compliance.