

TUCC Meeting Minutes August 20, 2026

- Announcements: none.
- Open floor for your input/questions
 - o (Jeff Jensen, Berkeley)–
 - An apartment building (older building) with multiple units is utilizing an EV ‘plug box’ a switching device to switch circuits to assign EV charging to different units. Certified under UL 508 (industrial control panel). Has anyone seen this sort of device, thoughts on untrained persons controlling this device? Main concern is utilizing the industrial control panel section of the NEC; utilizing the device means accessing overcurrent devices/switches and circuit breakers, etc. No product data or meaningful specs provided.
 - (Betty Chan, Milpitas) – not aware of any device or similar being used in Milpitas.
 - (Alice Chen, Santa Clara) Additional information is needed
 - (Bret Wickham, Contra Costa County) – Will reach out to John Taecker for guidance (Former UL rep, retired).
 - o (Keyvan Irannejad) 2 items
 - Regarding CRC R304.1.3 Balcony ventilation – an architect proposed to use foam insulation. The architect reasoned that the ventilation would be similar to attic ventilation. Thoughts?
 - (Bret, CCC) – Very different mechanisms. Balconies protect against water/elements from the atmosphere; attic ventilation protects against condensation.
 - (Keyvan) Good point. We do not treat balconies the same as attics. Balconies are walking surfaces and rot with time. Balconies are structures with a concern of life safety.
 - Regarding Type IIIA construction: Noncombustible exterior construction required, fire retardant-treated (FRT) wood permitted. 6 story residential building, Type IIIA fire retardant building over podium. The plans callout fire-retardant glulam beams; the protection was not found in the field. The inspector called this out in the field; the architect went through the AMMR process, claiming that they’ve done this in other cities and have not needed fire retardant-treated beams. Under the AMMR, the architect conducted a char test which supposedly allows a 2-hour rating, bolstered by the structural engineer of record. It was denied; requested the architect to check with the Fire Marshal, etc. Has anyone dealt with this situation before/approved the document provided in the AMMR?
 - (Bret) how do the glulams interact with the exterior wall?
 - (Keyvan) The glulams sit on the sill plate embedded in the wall; per IIIA construction the framing must be noncombustible. Noncombustible and fire-rated are 2 different things.
 - (Alice Chen) – CBC 705.7 allows for interior structural elements braced to the exterior wall but are not located within the plane of the exterior wall shall have minimum fire resistance rating per Table 601 for that element.

- (Betty Chan) CBC 705.7.1 specifically addresses floor assemblies in Type III construction. Basically it is saying a rim beam within the exterior wall supporting the floor framing would be considered part of the floor assembly. At the intersection (floor framing and exterior wall), there wouldn't be a requirement for FRT.
- Alice Chen shared 3 images

IBC 2024 Additions: Continuity

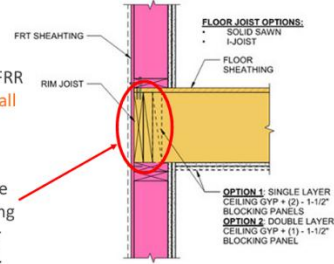
Continuity of Fire Resistance Without Membrane

Type IIIA Construction, Group R-2

2 hour FRR exterior wall, 1 hour FRR floor

Since FRR of the exterior wall is greater than FRR of the floor, **the fire resistance rating of the wall must be continuous to the underside of the floor/roof sheathing.**

The *membrane* (typically gypsum) need not be continuous to the underside of the floor/ceiling sheathing as long as the FRR of the wall /floor meets or exceeds the FRR of the exterior wall.



IBC 2024 Addition: Continuity

705.6 Continuity. The fire-resistance rating of exterior walls shall extend from the top of the foundation or floor/ceiling assembly below to one of the following:

1. The underside of the floor sheathing, roof sheathing, deck or slab above.
2. The underside of a floor/ceiling or roof/ceiling assembly having a fire-resistance rating equal to or greater than the exterior wall and the fire separation distance is greater than 10 feet.

Parapets shall be provided as required by Section 705.12.

Example 1:

Type VA Construction, Group R-2

1 hour FRR exterior wall, supported by 1 hour FRR floor.

If the FRR rating of the floor is equal or greater than the FRR supported exterior wall, then the wall is only required to extend to the underside of the rated floor/ceiling assembly



IBC 2024 Addition: Continuity

705.6 Continuity. The fire-resistance rating of exterior walls shall extend from the top of the foundation or floor/ceiling assembly below to one of the following:

1. The underside of the floor sheathing, roof sheathing, deck or slab above.
2. The underside of a floor/ceiling or roof/ceiling assembly having a fire-resistance rating equal to or greater than the exterior wall and the fire separation distance is greater than 10 feet.

Parapets shall be provided as required by Section 705.12.

Example 2:

Type IIIA Construction, Group R-2

2 hour FRR exterior wall, supported by 1 hour FRR floor

If the FRR of the floor assembly is less than the FRR rating of the exterior wall assembly, then the fire resistance rating of the wall must continue to the underside of the floor sheathing, roof sheathing, deck or slab above.



- (Alice Chen) Commercial TIs from tech companies, with open office spaces in high-rise/multistory buildings. These tenant spaces are limited by the exit access stairways/means of egress in the building. Following CBC Table 1004.5 in these projects, a lot of the layouts would exceed the occupant limits set by the means of

egress. How do you deal with these projects, what is the standard practice in your jurisdiction?

- (Betty) For the conference rooms, the same code-prescribed occupant load factor is used. We have allowed the overall egress occupant (in calculating the width required in existing stairways) we have allowed the occupant load at the conference rooms to be reduced by 50% by assuming the egress is split by different exits.
 - (Heinz Kuo, Palo Alto) We allow operations statement letter to commit to keeping occupancy to a certain amount.
 - (Alice) Good points. The justification by the applicants is that the same occupants are using the office spaces as are using the conference rooms, and that the occupancy of both rooms will not be simultaneous. We make sure the conference rooms are designed with the right number of exits; for the overall floor/egress calculation, we allow the conference room occupancy to be reduced to 0.
 - (Roxanna) Can you (Heinz) please explain the ICC clarification?
 - (Heinz) The clarification was to count the occupancy based on the number of fixed seats, but also divide the gross area by the number of seats, if that number exceeds 50 it is not a B occupancy.
 - (Betty) CPC 422.1 applies to new construction, additions, and changes of occupancy. If the occupancy does not change, we don't go back to ask about the fixture count.
- (Roxanna Recinos-Serra) Incoming project: warehouse converted to indoor volleyball courts. Change of occupancy to A-4. The building was originally construction type VB; now with tilt-ups the tenant wants to change the construction type of only the tenant space to IIIB. The result was to change the construction type for the whole building, provide occupant load count and fixture count for the whole building, and track the change of occupancy. AMMR will be required for the change in fixtures.
 - (Betty Chan) How are you having the applicant calculate the occupant load for the volleyball courts? The courts in our jurisdiction, we count the number of players permitted on the court.
 - (Roxanna) Yes!
- (Efrain Ruvalcaba, Butte County) Cabins – the consultant asked for the seismic response coefficient (R) to be 4-4.5, the designer wants to use 6.5 (light-frame wood shearwalls). Has anyone dealt with this? Not much code guidance here. Ultimately we used R factor of 6.0 following specific guidelines with justification of a research report.
- Two topics to share from CCC
 - Easements, though not AHJ responsibility, can be difficult to know about
 - (Bret) Multifamily Housing Development in Lafayette – concern of aqueduct lines from EBMUD – something to consider in projects.
 - Limits of jurisdiction with utilities
 - (Bret) many projects come up where it's unclear if the AHJ is the county or the utilities district. We received application for work inside a wastewater treatment plant; unsure if the authority having jurisdiction is the County or the utility.