

ICC TRI-CHAPTER UNIFORM CODE COMMITTEE (TUCC)



Meeting Minutes for February 15, 2024 VIRTUAL

CALL TO ORDER:

Meeting was called to order at 1PM

IN ATTENDANCE / INTRODUCTIONS:

*Bret Wickham, Contra Costa County
Jay Lewis
Johnathan Clark, SDG Architects
Joseph Guzman
Kristen Palenchar, Contra Costa County
Frank Kong, Walnut Creek
Medhat Henan
Roxanna Recinos-Serna, West Sacramento
Betty Chan, Milpitas
David Chung, Palo Alto
Chris Castanchoa
Gale Bate
Freshta Pirzada, Dublin

David Lopez, City of Berkeley Jay
Jeff Jensen, City of Berkeley
Angeline Anzine
Kevin Zhang, Alameda County
Keyvan Irannejad, WC3
Phuong Devries, Cupertino
Samuel Tan, Alameda County
David Tranh
Fangbin Mo, Walnut Creek
Dennis Lau, San Ramon
Linh Tran
Brad Vedula
Raymond Chang, Fremont

* Chairperson

APPROVAL OF MINUTES:

ANNOUNCEMENTS:

City of Cupertino announced they were hiring a senior Building Inspector
Roxanna shared that there will be a dual meeting at Simpson's manufacturing plant in Stockton in August, please contact her for more information or check svabo.org.

DISCUSSION ARISING FROM OLD BUSINESS:

1. Should TUCC develop a policy regarding which basis to use for the occupant load factor when calculating the minimum number of fixtures per Table 422.1? There have been three possible answers, Table A from 2007-2019, Table 4-1 from 2019 until present, or the California Building Code, i.e. Table 1004.5 for egress loads. Footnote 6 of Table 422.1 allows the AHJ to approve alternate criteria when determining the number of plumbing fixtures. All AHJs who spoke are using either Table 4-1 or the old Table A, none are using table 1004.5 (egress OLF table). Some AHJ's have adopted Table 4-1.

CODE DISCUSSION:

1. From Samuel Tan, Alameda County: Can a sleeping room be labeled "office" with a closet? Should the closet be removed? Several spoke in answer. The majority opinion

was that if the room can reasonably be considered a sleeping room, it should have emergency egress, and a smoke detector and one outside the entry per code. Follow the code for sleeping rooms. Leave the closet alone.

2. David Lopez shared that the mid cycle code amendments have superseded local reach codes in various EV, Green and WUI respects. Keyvan has seen similar things. The ordinances are not currently being rescinded but are no longer being enforced.
3. Betty Chan shared that CMC 405.5 is a new section regarding indoor residential air quality. It goes beyond Cal Green 4.506 and includes a provision that occupiable spaces have ventilation openings to the outside not less than 5 s.f. or 4% of occupied floor area.
4. Phuong Devries, Cupertino, shared two questions:
 - Do others allow the attic ventilation rate to be reduced to 1/300 for high and low venting per R806.2? Yes, item 1 is N/A as the Bay Area is not in CEnC climate zones 6,7 or 8. Between 40% and 50% of the required venting area must be within 3' vertically of the ridge.
 - In the case where an ADU is added on a residential lot, does 705.3 exception 1 allow no fire separation between the two units? No, a rated wall is required per the various provisions in R302.
 - Raymond Chang, Fremont shared his previous email from SFM on this topic, and also that City of San Jose has a reduced setback guidance document posted on their website for projects in San Jose.
 - Keyvan cautioned that AHJ not final an ADU until the required rooftop PVR is installed.

Bret Wickham