

ICC TRI-CHAPTER UNIFORM CODE COMMITTEE (TUCC)



Meeting Minutes for March 21, 2024 VIRTUAL

CALL TO ORDER:

Meeting was called to order at 1PM

IN ATTENDANCE / INTRODUCTIONS:

Efrain Ruvalcaba, Butte County
Jay Lewis, City of San Ramon
Omar Noorzad, City of Hayward
Arnold Hom, City of Cupertino
Alice Chen, Santa Clara County
Kevin Zhang, Alameda County
Behrooz Ghorbani, Santa Clara
Keyvan Irannejad, WC3
Gary Flagg, Santa Clara County

Bret Wickham*, Contra Costa County
Fangbin Mo, Walnut Creek
Linh Tran, CSG
Roxanna Recinos-Serna, West Sacramento
Betty Chan, City of Milpitas
David Chung, City of Palo Alto

* Chairperson

APPROVAL OF MINUTES:

ANNOUNCEMENTS:

DISCUSSION ARISING FROM OLD BUSINESS:

1. Betty revisited the issue of all Residential occupiable spaces needing ventilation openings per CMC 405.5. She shared that the CMC code committee chair indicated this section should not be enforced (it is a new section). Keyvan responded that we as AHJ do not have authority to not enforce the code! Behrooz (Santa Clara) suggested applying CRC R303.1 for ventilation rather than CMC 405.5.
2. Stemming from last month's discussion about what to require of rooms which could be used as sleeping rooms but are not labeled as such, several indicated they will accept alternate room labels. Recall that from last month the opinion was to ensure that egress and smoke detectors are provided regardless of what the room label may be and that closets are acceptable. Santa Clara (I think) shared that they have landlocked interior rooms, especially in very large homes which do not have access to egress windows.
3. Keyvan clarified that the 11B and ADA differ. One example is the that ADA requires back support for benches while 11 B does not. AHJ has no authority to enforce ADA. Also, 11B requires yellow truncated domes whereas ADA requires "contrasting colors".

CODE DISCUSSION:

1. Bret asked how to separate an attached garage being converted to ADU from the main residence. Two answers were given with strong opinions! First is to treat this like a shaft wall construction, this has the benefit of being done solely from the garage side. The second opinion is that #1 is not correct and does not provide a true 1 hour separation. A new wall is required to be constructed as a blind wall with 5/8" gypsum on both sides and placed adjacent to the existing wall. In both cases, the wall must extend from foundation (slab) to roof.
2. David Chung asked about sound (STC) ratings. In CRC this is included in appendix AK; this must be adopted to enforce it.
3. David also asked about EV parking in multifamily with all private money (no public money). Provisions are included in CalGreen 4.106.4.2.2.1 and 1109A. Arnold shared that 1127A refers to 11B 812. Calbo training material presented by John Caprarelli (Santa Clarita) agrees with this interpretation for unassigned/visitor parking. In short, the EV material is scattered across at least 3 code sections and requires careful consideration.
4. Arnold Hom raised a question about new requirements for drainage plane behind stucco walls. These requirements are in CRC R703.7.3. Note the climate zone, this comes from Figure N in the IRC. Discussion agreed that details (pictures) are much more helpful than written description.
5. Inspector Gary Flagg, Santa Clara drew our attention to CRC R327 "Aging in Place and Fall Protection". This is an entirely new section and includes requirements for reach ranges e.g. outlet heights must be between 15" & 48", at least one bathroom and bedroom must have a 32" clear door opening, and grab bar backing is required for future grab bar installation in bathrooms.

Bret Wickham