

ICC TRI-CHAPTER UNIFORM CODE COMMITTEE (TUCC)



Meeting Minutes for May 16, 2024 VIRTUAL

CALL TO ORDER:

Meeting was called to order at 1PM

IN ATTENDANCE / INTRODUCTIONS:

Efrain Ruvalcaba, Butte County
Phuong Devries, City of Cupertino
George Thomas, UC Merced
Brad Vedula
Bret Wickham*, Contra Costa County
Gary Flagg, Santa Clara County
Frank Kong, City of Walnut Creek
Roxanna Recinos-Serna, West Sacramento
Betty Chan, City of Milpitas
Suzanna Park
Donald Zhao

Rajesh Vangala
Raul Ortega
Linh Tran
Frank Wiseputra, CC County
Angeline Anzini
Jonathan Clarke
Andrew UC Merced
Tracy Staiger UC Merced
Keyvan Iranejad, Millbrae

* Chairperson

APPROVAL OF MINUTES:

ANNOUNCEMENTS:

1. Santa Clara County will be posting for an inspector with plumbing experience.

CODE DISCUSSION:

1. George, Tracy and Andrew shared a question regarding an existing 4 story with basement or 5 story building depending on how it is considered. The building has B, H2, A3, L and S2 occupancies. The L occupancy is on the 2nd from top level. Per table 414.2.2, the 3rd floor has 50% maximum allowable quantity (of hazardous materials) per control area whereas the 4th floor has 12.5%. The question of whether the lab is located on the 4th floor or the 3rd floor above a basement makes a difference in the quantity of hazardous materials. The existing grade steps down 15' on the south and east sides. Because this is more than 12' below the level above, per the "story above grade plane" definition, the lowest level is currently a story not a basement. The university would like to raise the grade level 3' on these two sides and extend that new berm outwards at least 6' so that the lowest level no longer meets the definition of a story. There are two entrances/exits at the lowest level. Rather than raising those pathways 3' up and

then back down over the berm, the discussion also considered whether these could be left as is or left and covered with canopies as a form of a raised level.

The consensus was that this is a valid solution as long as the proposed soil berm is permanent (not removable), accessibility to the lowest level is maintained, and Fire has access for firefighting. Also, the consensus did not see real benefit to including canopies over the exitways and felt that the two existing exits where distance to grade exceeds 12' from level above, do not invalidate the basement definition as these exits are discrete and small (less than 5% of the building perimeter).

Keyvan mentioned that there is a history of berming earth around the lowest level of R3 occupancies so that type V construction which is limited to 3 stories per table 504.4 can have parking below. Fire access is important, and accessibility cannot be diminished. Jonathan, Roxanna, Betty and Frank all spoke into this and agreed with the approach.

2. Keyvan asked how other jurisdictions are handling the exterior elevated inspections required by [SB721](#). Frank had recently received a report in Walnut Creek; HOA's are responsible for the inspections, not AHJ's. David Lopez, Berkeley, shared a link to their very informative [documentation](#) regarding this issue.
3. Betty shared an interesting question regarding Health and Safety Code ([HSC 118506](#)) regarding baby changing stations being required in various occupancies. The requirement is not a part of the building code. Ultimately the question was who is responsible for enforcing this? Efrain felt that as this law is part of the Environmental Health law, they are the enforcing agency. Keyvan felt that as it pertains to buildings, it falls to the local AHJ. Betty and Jonathan felt that the local building department can advise applicants of the law but not require compliance. Gary had passed an ordinance incorporating this into their local code. Frank and Roxanna suggested that local counsel be sought to advise at the local level.
4. Keyvan asked if there is a central updated listing of approved special inspection agencies. Betty clarified that each jurisdiction maintains their own. This is an ongoing opportunity and need. Milpitas and other south bay AHJs have I believe coordinated somewhat to maintain a current record. Keyvan's question reminded me that we have not looked into sunset dates for approvals already made.

Bret Wickham