

MONTEREY BAY CHAPTER - ICC

INSIDE THIS ISSUE:	
<i>New Access Regs.</i>	1-3
<i>August Attendance</i>	4
<i>August Minutes</i>	5-6
<i>September Agenda</i>	7
<i>Know 'da Lingo</i>	8
<i>Meeting dates</i>	8

THOSE DARN ACCESS CODE REQUIEMENTS KEEP ON CHANGING

Probably one of the most confusing parts of the building code is the interpretation and implementation of the State access requirements for buildings. Quite often you can put five building officials in the same room with the same code and get five slightly different answers to what they mean.

Last November, when the new codes went into effect in California, there were a variety of subtle changes in the access requirements of Chapters 11 A and B (remember plain old Chapter 11 isn't applicable in CA). Among these code changes are a number of subtle changes to 11B that you may not be familiar with. So the following changes now apply to non-residential buildings

Disabled Access Changes to the California Building Code, 2001 Edition Non-Residential Buildings

<u>Code Section</u>	<u>Code Text Summary</u>
1101B.1	Reference to section 101.17.11, DSA jurisdiction
1102B	<p>New Definitions</p> <p>Accessibility, Automatic door, Common use areas, Cross slope, Curb cut Curb ramp, Detectable warning, Dwelling unit, Passenger elevator, Equivalent facilitation, Facility, Grab bar, International Symbol of Accessibility, Kick plate, Level area, Marked crossing, Passage door, Pedestrian, Pedestrian ramp, Pedestrian way, Sleeping accommodations, Special access lift and Walk.</p>
1103B.1	<p>Vertical Transportation</p> <p>New buildings over 10,000 sq. ft. per floor require elevator, ramp or lift within 200 ft. of all stairs or escalators. Also pertains to new vertical paths of travel in existing buildings over 10,000 sq. ft.</p>
1104B.4.3	<p>Swimming Pool Lifts</p> <p>Specifies that pool lifts now need rigid seats, armrests, backrests, restraints, unassisted use and minimum load capacity of 300 lbs.</p>
1111B.4.3	<p>Hotel and Motel Beds</p> <p>New requirement for 30 inch deep undercut on one side of bed frames to accommodate personal lift devices; essentially rules out the use of pedestal bed frames.</p>
Table 11B-3	<p>Hotel and Motel Bathrooms</p> <p>Now requires at least one roll-in shower in new or remodeled facilities with less than 50 rooms.</p>

1115B.1	<p style="text-align: center;">Toilet Stalls</p> <p style="text-align: center;">The lateral and front transfer “equivalent” stalls are no longer allowed</p>
1115B.2.1	<p style="text-align: center;">Plumbing Fixtures</p> <p>All specific plumbing fixture requirements are accessibility have been moved from the State Plumbing Code to the CBC. This includes water closets, urinals, lavatories, shower controls, drinking fountains and kitchen sinks.</p>
1115B.2.1.1.1	<p style="text-align: center;">Urinals</p> <p style="text-align: center;">Urinals now cannot project more than 17 inches from the wall.</p>
1115B.7.1	<p style="text-align: center;">Multiple Accommodation Toilet Facilities</p> <p style="text-align: center;">Removed confusing redundant language concerning door swings allowed within the 60 inch turning circle</p>
1115B.7.1.3	<p style="text-align: center;">Accessible Toilet Stall Width</p> <p style="text-align: center;">Stall width now is 60 inches minimum. No minimum width previously existed.</p>
Table 1115B-1	<p style="text-align: center;">Children’s Toilet Room Dimensions</p> <p style="text-align: center;">Removes the requirement to file a hardship to use the alternate children’s fixture requirements. Lowers minimum lavatory knee clearance for children over age 12 to 27 inches.</p>
1116B.1	<p style="text-align: center;">Elevators</p> <p>The elevator accessibility provisions are moved from Chapter 30 to Chapter 11B. The doorjamb marking at grade level must contain a 2 inch star symbol. Model code language has been left in Chapter 30.</p>
1116B.3	<p style="text-align: center;">Wheelchair Lifts</p> <p style="text-align: center;">New conditions under which lifts can be used for egress.</p>
1117B.1.2	<p style="text-align: center;">Drinking Fountain Alcoves</p> <p style="text-align: center;">Limits protruding objects in and around fountain alcoves to 4 inches.</p>
1117B.5	<p style="text-align: center;">Signage</p> <p>The alteration or addition of signs now triggers access provisions. Signs are now categorized into two groups; identification and direction/information. The requirements of each type of sign are now spelled out. The International symbol is specifically required when directing persons to accessible entrances and on directories. The term TDD is now replaced with TTY. The use of graphic symbol signs for TTY, assistive listening systems and volume controls are clarified.</p>
1117B.5.11	<p style="text-align: center;">Cleaner Air Symbol</p> <p>A new graphic symbol for voluntary use to identify spaces which comply with detailed minimum conditions of air quality. For use by publicly funded buildings and buildings leased by the State.</p>
1127B.5.8	<p style="text-align: center;">Detectable Warnings</p> <p>New requirements that detectable warnings and directional surface products installed in nonresidential occupancies must be approved by the State Architect.</p>
1129B	<p style="text-align: center;">Parking</p> <p>The loading aisle for van stalls and regular stall must have the words “no parking” painted inside. Also, the loading aisle next to van stalls must be on the passenger side with the van headed in. Ramps can no longer encroach into loading aisles or spaces. A 5 foot encroachment was formally allowed.</p>
1131B	<p style="text-align: center;">Bus Stop Pads and Shelters</p> <p>Detectable warnings now specifically required at bus pads and bus shelters where no square curb occurs. Also, bus shelters must have an accessible route to the adjacent bus pad.</p>
1133B.2.2	<p style="text-align: center;">Door Size and Opening</p> <p style="text-align: center;">Door size and opening requirements have been moved from Chapter 10 to Chapter 11B.</p>

<p>1133B.2.5</p>	<p style="text-align: center;">Door Pressure</p> <p>All doors other than required fire rated doors must not require more than 5 pounds to open.</p>
<p>1133B.2.4.5 1133B.2.5.3</p>	<p style="text-align: center;">Strike Side Clearance</p> <p>Clarifies that strike side clearance is only required at recessed doors when the door is recessed more than 8 inches. Also applies to any obstruction. New figure 11B-33(a)</p>
<p>1133B.2.5.1</p>	<p style="text-align: center;">Door Closer Timing</p> <p>Door closers now must not take less than 3 seconds to close doors</p>
<p>1133B.4.1.1</p>	<p style="text-align: center;">Stairway Handrails</p> <p>Criteria determining when handrails are required has been moved from Chapter 10 to Chapter 11B with non-DSA exceptions removed for clarity.</p>
<p>1133B.4.2.6.2</p>	<p style="text-align: center;">Stairway Handrail Orientation</p> <p>Now requires that at least one handrail on a stairway must have extensions which are in the direction of the stair run with no bends.</p>
<p>1133B.4.3</p>	<p style="text-align: center;">Stairway Identification Signage</p> <p>This section is rewritten to conform to the signage section. Also, the sign must now be tactile and a star symbol is required on the exit floor.</p>
<p>1133B.5.2.1 1133B.5.2.2</p>	<p style="text-align: center;">Ramp Width</p> <p>The minimum ramp width is clarified as 48 inches (from Chapter 10). Also, a 60 inch width is required when the ramp is the only egress means.</p>
<p>1133B.5.4</p>	<p style="text-align: center;">Ramp Landings</p> <p>Ramp landings are now specifically required to be level.</p>
<p>1133B.5.5.1.1</p>	<p style="text-align: center;">Ramp Handrails</p> <p>Ramp handrail extensions can be bent 90 degrees if they present a hazard similar to stairway handrails</p>
<p>1133B.5.7</p>	<p style="text-align: center;">Guardrails</p> <p>The entire section with all guardrail requirements has been moved from Chapter 5 to Chapter 11B</p>
<p>1133B.8.6.3</p>	<p style="text-align: center;">Free Standing Signs</p> <p>Free standing signs on post must now have rounded corners if they project past the post and are less than 80 inches above the ground</p>
<p>1134B.2.1</p>	<p style="text-align: center;">Existing Buildings—Signs</p> <p>Signs are now officially triggered by remodeling in an existing building</p>
<p>1134B.2.1, exec. 3.6</p>	<p style="text-align: center;">Existing Buildings — Parking Lots</p> <p>Parking lot restriping is now an official code trigger, inferred by inclusion in this exception. This was previously established by a DSA code ruling.</p>
<p>1134B.3</p>	<p style="text-align: center;">Existing Buildings — Door Width</p> <p>Door exceptions are moved to this section where they logically belong.</p>
<p style="text-align: center;">(Thanks to Daniel Kostelec for providing these updates)</p>	



INTERNATIONAL CODE COUNCIL



MONTEREY BAY CHAPTER

MEETING ATTENDANCE FOR AUGUST 2003

Mike Grace.....	Grace and Associates
Jim Walker.....	County of Monterey (ret.)
Dave Van Etten.....	City of King City
Ken Thurman.....	City of San Jose
Craig Oliver.....	City of Marina
Ray Proffitt.....	City of Hollister
Salvatore DiSalvo.....	City of Seaside
David Gran.....	County of Monterey
Daniel Kostelec.....	City of Capitola
Carl Henn.....	Santa Cruz Seaside Co.
Dick Stubendorff.....	City of Santa Cruz
John Villalpando.....	City of Monterey
Douglas Rick.....	City of Pacific Grove
Avon Carpenter.....	County of Monterey (ret.)
Gwen Wells.....	Builders Exchange of the Central Coast
Moe Tavakolian.....	PSI



MONTEREY BAY CHAPTER – ICBO/ICC

Meeting Minutes of August 2003

CALL TO ORDER

1.01 Pledge of Allegiance

1.02 Self-Introductions

CHAPTER BUSINESS

2.01 Approval of the Minutes:

- Jim Walker made motion to approve the minutes of the July 2003 meeting. (2nd/Van Etten). Minutes approved.

2.02 Unfinished Business:

- Ray Proffitt discussed the status of the Habitat for Humanity project. He is looking for volunteers to assist the last Saturday in September (the 27th) to work on roof framing and electric. If interested, call or email Ray Proffitt, City of Hollister.
- Ray Proffitt made a motion requesting the Chapter buy lunch for Chapter volunteers working that day on the Habitat project (amount not to exceed \$100.00). (2nd/Kostelec). Motion approved.

2.03 New Business:

- Ray Proffitt distributed a letter from Allen W. Contival, Senior Building Inspector (City of Hollister), to State Assemblyman Simon Salinas, regarding the injustice in code adoption process.
- Craig Oliver stated that he attended the last CALBO board meeting. The CALBO board was interested in the opinions of various Chapters on how to proceed with the California Building Standards Commission's latest codes to be used in the next code cycle. The following were several ideas discussed: 1. advocate recall; 2. implement legislation; 3. pursue political means; 4. seek assistance with the League of Cities.
- Craig Oliver received a letter from the Yosemite Chapter requesting additional monies for 2005 Annual Business Meeting. Dan Kostelec made motion to send them the same amount given to our Chapter in the past. (2nd/Stubendorff). Craig Oliver suggested a friendly amendment of \$1,000.00. Motion passed.
- City of Atascadero is seeking a Building Official.
- Craig Oliver distributed a letter from Steve Elliott, a proponent of the guardrail provision in the new code.
- Craig Oliver asked if anyone is interest in ICC training courses (two free days). Consensus was for a class in IRC and IBC.
- Craig Oliver stated ATC training cards will be issued September 1st.

2.04 Treasurer's Report:

- Mike Grace gave report on the financial condition of the Chapter.

COMMITTEE REPORTS

3.01 Code Change:

- None

3.02 Legislation:

- None

3.03 Special Inspection:

- Doug Rick attended the LAB tour at DCI last month.

3.04 Membership and Honors:

- Gwen reported that Joe Mitchell is in ICU at San Leandro Fairfield Hospital. Dick Stubendorff made motion to send flowers and cards (cost not to exceed \$100.00) to Joe Mitchell's wife, Dorothy. (2nd/Villalpando). Motion passed.
- Gwen stated the open house at the Builders Exchange is Friday, 12:30 pm, with ribbon cutting at 1:30pm.
- Joint barbecue at Toro Park, Saturday, October 25th, 11:00 am. More details to follow.

3.05 IAEI:

- None

3.07 Education:

- Dick Stubendorff sent a check from the Chapter for \$500.00 to the Cabrillo College Foundation for their education scholarship.

4.0 OTHER REPORTS

- None

4.01 CALBO:

- Craig Oliver reported that Sheila Lee should begin attending our meetings next month.

4.02 ICBO/ICC:

- None

4.03 Code Discussion:

- None

5.0 PROGRAM

- Ken Thurman, Chair of the Tri-Chapter Committee, gave a presentation on basement guidelines.
- Craig Oliver made motion to approve basement guidelines. (2nd/Kostelec). Motion approved.

MONTEREY BAY CHAPTER—ICC

Agenda

September 18, 2003 @ 11: a.m.

Bay Park Hotel, Monterey

1.0 Call to Order

1.01 Pledge of Allegiance

1.02 Self- Introductions

2.0 Chapter Business

2.01 Approval of Minutes

2.03 Unfinished Business

2.03 New Business

2.04 Treasurers Report

3.0 Committee Reports

3.01 Code Change

3.02 Legislation

3.03 Special Inspection

3.04 Membership & Honors

3.05 IAEI

3.06 Education

4.0 Other Reports

4.01 CALBO

4.02 ICC

4.03 Code Discussion

5.0 Program

Massoud Abolhoda, Fremont Building Official

Fremont's Web-based permitting software

Lunch \$15.00

MONTEREY BAY CHAPTER ICC ANNOUNCEMENTS

Meetings

September 17, 2003Building Standards Commission Adoption Publication and Enforcement date setting for new state codes.

September 18, 2003.....Chapter Meeting

October 16, 2003.....Chapter Meeting

November 20, 2003...Chapter Meeting

We're looking for a new editor for the Chapter News. As of January 2004, Dick will no longer be producing the news as he takes over the duties of Chapter president.

This is your big chance to make it into the wonderful world of journalism.

Unfortunately if there is no editor, the Chapter news will no longer be published.

KNOW 'DA LINGO (Answers to last months quiz)

1. **Tile Battens**—Laths from 3/4 to 1 1/4 in. thick and from 1 1/2 to 3 1/2 in. wide to which roof tiles are hung.
2. **Wind Stick**— The propeller of an airplane.
3. **Stylobate** — A continuous unbroken pedestal for a row or range of columns.
4. **Plain Sawn** — Flat sawn. Wood cut tangentially to the annual rings, when converting. It produces handsome grain when there is contrasting color between spring and summer wood. Also called bastard, flat and slash sawn. The term is applied to all sawn wood that is not classified as quarter sawn.
5. **Jack Chain** — An endless chain with spikes for moving logs to the sawmill.

The **Chapter News** is published and distributed by:

Craig Oliver, Dick Stubendorff and Gwen Wells.

If you have an item you wish to contribute and comments about the news letter, please contact us .

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