

**Monterey Bay Chapter of the International Code Council
Meeting Minutes January 20, 2010 Marina California**

1.0 CALL TO ORDER

Vice-President Mark McClain called the meeting to order at 10:35

1.01 PLEDGE OF ALLEGIANCE

1.02 SELF INTRODUCTIONS

Member's present provided self-introductions.

John Ansic City of Santa Cruz
Dave Chantler City of Salinas / CSG
Lisa Feliciano City of Monterey
Jennifer Hutchinson County of Santa Cruz
John Kuehl City of Monterey
Doug Rick City of Soledad
Mike Stone City of Salinas
Evan Hill San Benito County
Dennis Richardson City of Salinas
Dick Stubendorff CSG/City of Marina
Ross Clark City of Santa Cruz

2.0 Chapter Business

2.01 Approval of minutes

Motion to approve, Doug Rick
Second, Dave Chantler
Minutes approved with amendments

2.02 Old business:

Dennis Richardson discussed his attendance to ICC code hearings in Baltimore and asked for his expenses to be reimbursed as voted on by the Chapter at an earlier meeting.

John Kuehl discussed Chapter involvement with both CALBO and ICC. The Chapter agreed that it was important to stay active in both organizations.

2.03 NEW BUSINESS

The question was asked on how many were going to attend the February CALBO ABM; the answer was 4 or 5.

2.04 Treasurers report.

Lisa Feliciano reported our year ending balances.

Lisa Feliciano presented the draft budget for 2010. John Kuehl made a motion to raise the meeting fee to \$20.00, Dave Chantler 2nd motion passed unanimous.

After further budget discussions Doug Rick made a motion to approve Mike Stone 2nd. Motion passed unanimous.

3.0 COMMITTEE REPORTS

Assignments will take place at the February meeting

3.01 Code change:

Dennis Richardson discussed his visit to Baltimore and his code change proposals. Dennis was able to submit four of the six he originally wanted and received approval on 1 _ of the four. Dennis handed out proposal E120 and discussed it in a bit more detail (find this proposal attached). Dennis also discussed the _ approval which was the separation between house and garage. This was approved in the IBC and not in the IRC, which is why it is only a _ approval.

3.02 Legislation:

No report

3.03 Special Inspection:

No report

3.04 Membership & Honors:

The Chapter held the installation of officers for the 2010 year. John LaTorra installed the following officers:

President: Mark Wheeler

Vice-President: Mark McClain

Secretary: John Kuehl

Treasurer: Lisa Feliciano

Last years' awards were:

Building Official of the year: Mark McClain

Industry Person of the year: Lisa Feliciano

Mike Stone announced he will be leaving the City of Salinas and taking the Building Official position for the City of Watsonville. He will take this new responsibility as of Feb. 1, 2010

The Builders Exchange of the Central Coast will be holding the 60th crab and pasta feed on Saturday February 27, 2010. Contact the BXCC at 831-883-2933 for more info.

3.05 IAEI:

No report

3.06 Education:

Mark McClain discussed the proposed 2010 education schedule. (see attached for schedule).

3.07 CEC & Green Building:

Mike Stone has been a part of a regional effort to streamline the permit and installation of electric car charging stations. The group discussed the challenge with un-listed charging equipment.

LUNCH BREAK

4.0 Other reports

4.03 Code Discussion

John Ansic brought a plan and asked for feedback. The issue was a "dish shaped" entrance. There is a grade difference on the inside that the Architect wanted to slope, but with the face slope at less than 1:20 it created an excessive cross slope. The group looked at the plan and recommended that the Architect work a little harder on the design.

4.02 CALBO

The Chapter discussed requesting that CALBO take a look at offering free registration to a Chapter officer similar to ICC.

4.01 I.C.C.

Lisa Feliciano indicated that ICC is now running a campaign to raise money for the ICC Foundation. This campaign is for 10,000 members to donate \$10.00 in 2010. Lisa passed out envelopes for this donation. If you need more details contact Lisa.

PROGRAM

Ross Clark from the City of Santa Cruz presented on AB 811

Adjournment

1021.1 (IFC [B] 1021.1) Exits from stories. All spaces within each story shall have access to the minimum number of approved independent exits as specified in Table 1021.1 based on the occupant load of the story. For the purposes of this chapter, occupied roofs shall be provided with exits as required for stories.

Exceptions:

1. As modified by Section 403.15.3.
2. As modified by Section 1021.2.
3. Exit access stairways and ramps that comply with Exception 3 or 4 of Section 1016.1 shall be permitted to provide the minimum number of approved independent exits required by Table 1021.1 on each story.
4. ~~In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20, where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.~~
5. Within a story, rooms and spaces complying with Section 1015.1 with exits that discharge directly to the exterior at the level of exit discharge, are permitted to have one exit.

2. Add new text as follows:

1021.1.3 (IFC [B] 1021.1.3) Single-story or multi-story dwelling units. Individual single-story or multi-story dwelling units shall be permitted to have a single exit from the dwelling unit provided all of the following criteria are met:

1. The dwelling unit complies with Section 1015.1 as a space with one means of egress and
2. Either the exit from the dwelling unit is located at the level of exit discharge, or the exit access outside the dwelling unit's entrance door provides access to not less than two approved independent exits.

Exception: Single exits designed in accordance with Section 1021.2

(Renumber subsequent sections)

Reason: This code proposal is only clarifying the application of the single means of egress requirements out of an individual dwelling unit under the Code.

The two criteria that need to be met to have a single means of egress for a dwelling unit are already stated in various sections of the Code, but are not stated in a single location so that code users can quickly find, and apply them, to designs.

Criteria #1 provides the code user Code Section 1015.1 where the provisions for spaces with one exit, or exit access, are given. Also covered in Criteria #1 is existing Section 1014.3 Exception #4 (which is referenced in Section 1015.1(2)) which requires the common path of egress travel within the dwelling unit to be no more than 125', and existing Section 1015.1(1) Exception permits a single means of egress within a dwelling unit with a maximum occupant load of 20.

Criteria #2 provides the code user the code requirements for means of egress after the occupant has left the dwelling unit, i.e. the occupant is now in the exit discharge (which is the exterior of the building/dwelling unit), or the occupant is now in the common exit access component of a building. If the occupant is in the exit discharge, then according to the Code the occupant is considered to be in a safe environment that will lead to a publicway. If the occupant has left the dwelling unit and is not on the level of exit discharge, then the occupant is now continuing through the exit access portion of the building, and will require access to at least two exits from the point he/she walked out of the dwelling unit.

This code proposal references both single and multi-level dwelling units because existing Section 1022.1 Exception #3 permits the stairway(s) within the dwelling unit to be unenclosed.

The exception to this new Section 1021.1.3 is for the special "single exit" design criteria under the existing Section 1021.2, "Single exits".

Please note that the deletion of Exception #4 under Section 1021.1 is NOT intended to remove this exception under the Code. Under existing Section 1015.1 Exception #1's Exception is the same exception as in existing Section 1021.1 Exception #4 that is being proposed for deletion (See approved Code Proposal E115-06/07). Exception #4 is being incorporated into new Section 1021.1.3 under Criteria #1 which references existing Section 1015.1. Leaving this same exception in existing Section 1021.1 may lead to user confusion on whether this exception would be applied differently under Section 1021.1 vs. Section 1021.1.3. The answer is no, so the redundancy is not needed if it will just cause confusion.

In summary, this proposed new Section 1021.1.3 provides a user friendly section under the minimum number of exits section to the other scattered sections of Code in Article 10 that relate to single exit criteria for dwelling units.

Cost Impact: The code change proposal will not increase the cost of construction.

Public Hearing:	Committee:	AS	AM	D
	Assembly:	ASF	AMF	DF

ICCFILENAME: KLEIN-E1-1021.1.3

E120-09/10

1021.1, Table 1021.1 (IFC [B] 1021.1, Table 1021.1)

Proponent: Dennis Richardson PE, dbr group inc. representing self

Revise as follows:

1021.1 (IFC [B] 1021.1) Exits from stories. All spaces within each *story* shall have access to the minimum number of *approved* independent exits as specified in Table 1021.1 based on the *occupant load* of the *story*. For the purposes of this chapter, occupied roofs shall be provided with exits as required for stories.

Exceptions:

1. As modified by Section 403.5.2.
2. As modified by Section 1021.2.
3. *Exit access stairways* and *ramps* that comply with Exception 3 or 4 of Section 1016.1 shall be permitted to provide the minimum number of *approved* independent exits required by Table 1021.1 on each *story*.
4. In Group R-2 and R-3 occupancies, one *means of egress* is permitted within and from individual dwelling units with a maximum *occupant load* of 20 where the dwelling unit is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
5. Within a *story*, rooms and spaces complying with Section 1015.1 with exits that discharge directly to the exterior at the *level of exit discharge*, are permitted to have one *exit*.
6. Exits serving specific spaces or areas need not be accessed by the remainder of the story when all of the following are met:
 - 6.1 The number of exits from the entire story complies with Table 1021.1;
 - 6.2 The access to exits from each individual space in the story complies with Section 1015.1; and
 - 6.3 All spaces within each portion of a story shall have access to the minimum number of approved independent exits as specified in Table 1021.1 based on the occupant load of that portion of the story.

**TABLE 1021.1 (IFC [B] TABLE 1021.1)
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD**

OCCUPANT LOAD (persons per story, or portion thereof)	MINIMUM NUMBER OF EXITS (per story, or portion thereof)
1-500	2
501-1,000	3
More than 1,000	4

Reason: Code change E113 06/07 which was approved as modified removed the words "except as modified in Section 1015.1" from section 1019.1 of the 2006 IBC. This language was confusing and should have been revised because Section 1015.1, regulating exit and exit access from spaces, and Section 1019.1, regulating exits from stories, referred back and forth to each other.

Even though this language was confusing, it did provide some relief from the provisions of 1019.1 which stated "All rooms and spaces within each story shall be provided with and have access to the minimum number of approved independent exits required by Table 1019.1 based on the occupant load of the story..."

It is simply not possible nor is it always necessary with a number of building configurations to provide access to all required exits from all portions of a story (see attached examples). This is true in cases where one or more of the required exits are located independently within a tenant space such as an open office space, large assembly tenant or other portion of the building that is not open for access to all of the other occupants of the building.

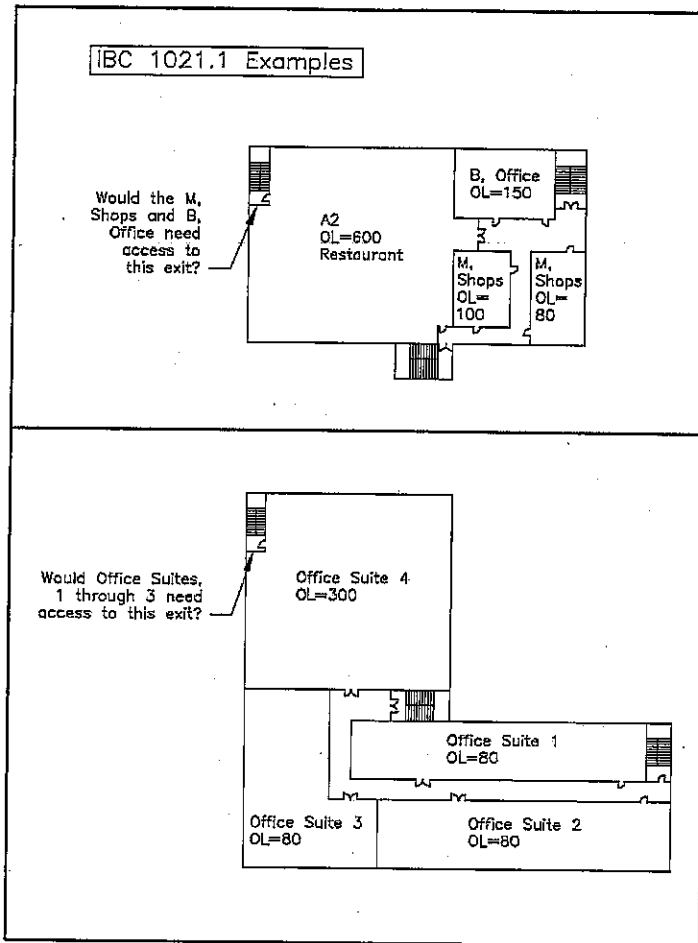
This code change proposal provides an exception which allows exits serving a specific area or portion of a building to not be accessible to all other portions of the building so long as:

the overall number of exits are provided from the story as required by Table 1021.1,

access to exits from individual spaces comply with Section 1015.1, and

all spaces within each portion of a story shall have access to the minimum number of approved independent exits as specified in Table 1021.1 based on the occupant load of that portion of the story

The column headings of Table 1021.1 are also revised to acknowledge the number of exits required could also apply to a portion of a story as indicated in the proposed exception.



Cost Impact: This proposed code change will save cost of construction by creating an exception which clarifies the requirements of E113-06/07 which (depending on how interpreted) could cause the loss of floor space and construction of corridors or other modifications to connect all areas of a story with all exits including those which may be located in a specific area or portion of the story.

Public Hearing: Committee: AS AM D
 Assembly: ASF AMF DF

ICCFILENAME:Richardson-E1-1021.1

E121-09/10

1021.2, Table 1021.2, Table 1021.2(1) (New); [IFC [B] 1021.2, Table 1021.2, Table 1021.2(1) (New)]

Proponent: Wayne R. Jewell, CBO, Department of Building and Safety Engineering, City of Southfield and Sam Dorchen, representing Martin Associates, Inc.

1. Revise as follows:

1021.2 (IFC [B] 1021.2) Single exits. Only one exit Single exits shall be required permitted from Group R-3 occupancy buildings, Group R-2 dwelling units as indicated in Table 1021.2(1) or from stories of other buildings as indicated in Table 1021.2(2). Occupancies shall be permitted to have a single exit in buildings when otherwise required to have more than one exit if the areas served by the single exit does not exceed the limitations of Tables 1021.2(1) or 1021.2(2). Mixed occupancies shall be permitted to be served by single exits provided each individual occupancy complies with the applicable requirements of Tables 1021.2(1) or 1021.2(2) for that occupancy. Where applicable, cumulative occupant loads from adjacent occupancies shall be considered in accordance with the provisions of Section 1004.1. Basements A basement provided with a single exit shall not be located more than one story below grade plane.



100 - 12th Street, Bldg 2861
 Marina, CA 93933
 831.883.3933 (Fax) 831.582.2356
 email: exec@bxcc.org

BUILDERS WEEKLY

Builders Exchange of the Central Coast, Inc.
 www.bxcc.org

Great Things are Built Here !

February 08, 2010

HELP BUILD OUR FUTURE !!!

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MISSION STATEMENT

The Builders Exchange of the Central Coast, inc. is a not for profit association. Our mission is to promote the Construction Industry by supporting member businesses. Facilitating communication within the industry and the community, to encourage safety and health in the building environment thus, creating a higher quality of living for all.

Proud member of



BUILDERS EXCHANGE CENTRAL COAST NOMINATIONS COMMITTEE RECOMMENDS THE FOLLOWING BOARD MEMBERS FOR 2010

GARY STOWE
 BILL SULLIVAN
 PETER SCUDDER
 RICHARD WOODS
 NOEL MC NAMEE

JAMES SOMMERVILLE
 DUSTIN COOK
 WILLIAM THAYER
 JEFFREY O'DELL

PAST PRESIDENT KEITH KUWATANI

**ANNUAL MEMBERSHIP MEETING FOR ELECTION OF THE BOARD WILL BE
FEBRUARY 23, 2010.**

The Builders Exchange
of the Central Coast
60th Anniversary
Crab & Pasta Feed
2010 EVENT



Saturday, February 27, 2010
12:00 pm - 4:00 pm
Contractors Development Center
100 12th Street Bldg 2900
831-883-3933
831-582-2356 (fax)

RSVP by 2:00 pm on February 19th
Reservations required

You are invited to a sumptuous day of all you can eat fresh cold cracked Dungeness crab, pasta, salad, dessert and refreshments.

RAFFLE ITEMS
BINGO
50/50 Raffle
Refreshments



EXCC EVENT

*The Builders Exchange
of the Central Coast
is hosting the 60th Anniversary*



COMPANY: _____

Number of Attendees _____

Contact Person _____

PHONE: _____

ADDRESS: _____

"Hey, if I can jump into the pot, and come and join us celebrate the 60th Anniversary Event At no charge for our members."

