



Minutes City of Sacramento Building and Fire Code Advisory and Appeals Board

BOARD MEMBERS:

*Richard Abbott
Art Ross*

*Joseph Cimorelli
Bob Stetson*

John Leonard

CITY STAFF:

*Bob Chase, Chief Building Official
Carl Hefner, Deputy Chief Building Official
Paul Gale, Deputy City Attorney*

*New City Hall
915 I Street, 3rd Floor – CH3222
November 1, 2007 – 4:00 P.M.*

*The Building and Fire Code Advisory and Appeals Board was created by the City Council. Its powers and duties include determining the suitability of alternate materials and methods of construction and providing reasonable interpretations of the following codes, as they are currently written or as they may be amended in the future:
A. 2001 California Building Code; B.2001 California Fire Code.
The board's powers and duties shall extend to any code or codes duly adopted by the California Building Standards Commission that supersedes the 2001 California Building and Fire Codes. (Ord. 2006-041 § 3 (part))*


NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken as noted on the agenda.

Notice to Lobbyists: When addressing the Commission you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160). **Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.**

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order of agenda items is for reference only; agenda items may be taken in any order deemed appropriate by the government bodies. The agenda provides a general description and staff recommendations; however, the governing body(ies) may take action other than what is recommended. The agenda is available for public review the Friday prior to the meeting. Hard copies of the agenda, minutes, and staff reports are available from the Development Services Department at 915 I Street, New City Hall, 3rd Floor (25 cents per page). Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Development Services Department at (916) 808-8310 at least 48 hours prior to the meeting.

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(916) 808-5656

Building and Fire Code
Advisory and Appeals Board
November 1, 2007

Minutes

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*New City Hall
915 I Street, 3rd Floor – CH3222
Sacramento, CA 95814*

All items listed are heard and acted upon by the Board unless otherwise noted.

Call to Order – 4:05 p.m.

Roll Call – All present, except Commissioner Ross.

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. **Approval of Minutes for April 27, 2007**

Location: (Citywide)

Recommendation: Approve Board Minutes from April 27, 2007

Contact: Bob Chase, Chief Building Official, (916) 808-8024

Action: No public comment. Moved and seconded (Leonard, Stetson, 4-0-0) to approve the minutes as submitted.

Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Board. If you challenge the decision of this Board you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Board prior to the hearing.

None

Staff Reports

Staff reports include oral presentations including those recommending receive and file.

2. **2007 Fire Code/Local Amendments**

Location: Citywide

Recommendation: Receive and File – A presentation of proposed region-wide amendments to the new State Fire Code.

Contact: Troy Malaspino, Assistant Chief Fire Marshal, (916) 808-1620

Action: No public comment. Troy Malaspino reviewed the City of Sacramento's proposed amendments to the 2007 State Fire Code, which will take effect on January 1, 2008.

- Board Member Leonard suggested that the Association of Commercial Real Estate (ACRE) and the National Association of Office and Industrial Properties (NAIOP) be given an opportunity to review comment on the proposed amendments.
- Board Member Stetson added that the Building Owners and Management Association (BOMA) would also be interested in a briefing about the proposed amendments.
- In response to Board Member Leonard's question, Paul Gale will report back to the Board with regard to which governing body developers would file for a variance from the new code requirement to provide more than one point of egress in a subdivision of 40 units or more.
- Board Members Cimorelli and Leonard advised that concerning fire sprinkler riser installation, \$5.00/ft² is a more accurate estimate than \$2.50/ft².
- Board Member Leonard suggested that the language in section 15.36.080 of the Ordinance (p. 29), with regard to the requirement that the public safety communications system be tested from the interior of the building, be clarified. He suggested adding language to the effect that only changes of use that increase the level of hazard trigger the testing requirement.
- Board Member Leonard recommended modification to the language relative to multiple buildings on one parcel of land, with regard to the fire sprinkler requirement threshold (page 16, item 8.) He suggested clarifying that each individual structure is measured and that the threshold determination is not based on aggregate square footage, as long as building setback requirements are met.

Public Comments- Matters Not on the Agenda

3. No public comment.

Questions, Ideas and Announcements of Board Members

4. Board Member Cimorelli expressed his enthusiasm at joining the Board.
5. Board Member Stetson requested that the Board discuss the 2008 Board meeting schedule at the next meeting (date TBA.)
6. Board Member Stetson asked Chief Building Official, Bob Chase, if he could predict the Board's next meeting date. Bob Chase replied that he will need the Board's comments on the Building Code amendments in January or February.
7. Board Member Stetson inquired as to the status of the internal appeals board. Bob Chase advised that the board is meeting regularly and is providing him with valuable guidance with regard to code interpretation issues.

8. Troy Malaspino stated that it is his understanding that the Building & Fire Board is the appropriate appeals board for current building owners to appeal Fire Code citations issued by the Code Enforcement department.

Adjournment – 5:16 p.m.