



DRAFT MINUTES

Regular Meeting of the CODE ADVISORY COMMITTEE

DATE: April 13, 2022

TIME: 9:30 a.m. to 11:30 a.m.

LOCATION: Remote Access

Remote Access to Information and Participation

Meeting held by teleconference pursuant to the Governor's Executive Order N-29-20 and the Twelfth Supplement to Mayoral Proclamation Declaring the Existence of a Local Emergency.

Note: Public comment is welcome and will be heard during each agenda item. Reference documents relating to agenda are available for review at the 49 South Van Ness Ave, 2nd Floor, TSD Counter. For information, please email ken.hu@sfgov.org.

Present

Stephen Harris, S.E., Chair
Zachary Nathan, AIA, CASp
Brian Salyers
Arnie Lerner, FAIA, CASp
A.R Sanchez-Corea, III
Don Libbey, P.E.
Ned Fennie, A.I.A, Vice-Chair
Marc Cunningham
Henry Karnilowicz
Jonathan Rodriguez
Rene' Vignos, S.E.

Excused

Nancy Goldenberg, AIA, LEED AP
Jim Reed
Ira Dorter
Gina Centoni
Brian Caruso
Robert Wong, M.E.

Absent

Others Present

Angie Sommer, BIC	Lee Hepner, BOS	Thomas Fessler, DBI
Neville Pereira, DBI	Christine Gasparac, DBI	Jeff Buckley, DBI
Alan Lee, DBI	Matthew Armour, DBI	Michelle Yu, DBI
Patrick Hannan, DBI	Kathy Harold, SFFD	Robin Abad, CPC
Gregory Slocum, DPW	Chad Law, SFFD	Maria De Alva, CPC
Zach Porianda, CAT	Monica Munowitch, MTA	Roger Sayre, Public
Lev Weisbach, Public	Ross Levy, Public	

- 1.0 The meeting was called to order. Roll call found a quorum of committee members were present.
- 2.0 Approval of the minutes of the Code Advisory Committee regular meeting of January 12, 2022.
 - There was a motion to approve the minutes with a minor correction that the meeting was adjourned at 10:39 a.m.
 - Seconded and approved
- 3.0 Discussion and possible action regarding a proposal to amend San Francisco Existing Building Code Section 314.27 "Automatic sprinkler system - Existing High-Rise Buildings".

The possible action would be to make a recommendation to the Building Inspection Commission for their further action.

Discussion:

- Lee Hepner from Board of Supervisor Aaron Peskin's office made an introduction regarding the context and background of the proposed ordinance.
- This legislation closes an exemption that was made in the sprinkler ordinance which was passed in 1993 in the City.
- There are about 150 buildings that were left out of the 1993 ordinance.
- Since 2011 there have been 145 incidents of fire in 133 high-rise residential buildings that are currently not subject to the sprinkler requirements.
- The ordinance presented will amend the Fire Code. But previously, the language was in the Existing Building Code.
- DBI Technical Services Manager Michelle Yu made a presentation regarding the code changes to San Francisco Existing Building Code Section 314.27.
- The change is just the pointer to Fire Department or to Fire Code.
- There was a discussion regarding the timeline.
- SFEBBC Sec. 314.27 applies to non-combustible or potentially rated buildings.
- There was a concern the six-year timeframe is not achievable.
- There was a discussion regarding the fire pump installation and location.
- There was a concern regarding negotiation between condominium owners.
- There was a concern regarding the disruptions.
- Fire Department Captain Kathy Harold explained issues of partially sprinklered system.
- There is an ongoing negotiation regarding passing through the cost to tenants.
- There was a comment that this is a very expensive requirement.
- The permit will be a fire only permit in the sprinkler system and it is regulated by the Fire Department.
- There was a suggestion to take no action on this item and leave the current high-rise sprinkler ordinance requirements in the Existing Building Code.
- There was a concern regarding conflicting requirements in Building Code and Fire Code if no action was taken.
- There was a suggestion that the Committee look at both codes and make sure that they all are compliant with the new ordinance after the ordinance is passed.

Public comments:

- No public comment.

Action:

- No action.

4.0 Continued discussion regarding concerns about Shared Spaces Program.

Discussion:

- Shared Spaces Program Director Robin Abad presented in the meeting and answered Committee members' questions.
- There was a suggestion of widening the sidewalk to give the restaurant outside space and alleviate some of the safety concerns.
- Supervisor Peskin introduced an ordinance for shared spaces which is emphasizing the needs for the now pandemic program and the future codified program.
- The current version of shared spaces design guideline is not code.
- There was a discussion regarding the idea of widening the sidewalk.
- There was a discussion regarding the pamphlet just cherry picks parts of the building code and not the entire building code.
- There was a concern regarding the permit application process for the shared spaces.
- The shared spaces doesn't trigger building permit but might require trade permits.
- There was a motion that DBI write a letter to the Board of Supervisors that the shared spaces is not under DBI's jurisdiction. This motion was withdrawn.
- There was a suggestion to add an agenda item to the next CAC meeting regarding potential communication about the shared spaces program.

Public comments:

- No public comment

5.0 Discussion regarding revised Information Sheet EG-02 on "Emergency Escape and Rescue Openings to Yard for R-3 Occupancies".

Discussion:

- AGD & DA Subcommittee had a discussion regarding this item in April's regular meeting and no formal action was taken.
- DBI Technical Services Division Manager Michelle Yu gave a presentation regarding the revised Information Sheet EG-02.
- There was a question regarding rescuing a person in a wheelchair and Fire Department's training. Fire Department Captain Kathy Harold said that Fire Department practices taking people down ladders, with stairs and a platform out in front and has equipment to carry people out of buildings.
- The Information Sheet indicates that AB-005 is required for local equivalency.
- Many different scenarios and lots of discussions came up in meetings about crossing property lines.
- Fire Department has computer system on all apparatus and they can add information such as disabled person in the building or any kind of unique situation that Fire should be aware of.
- There was a concern that alternative 2, 3 and 4 require additional expense.
- There was a discussion regarding easement for ladder access.

- If addition or conversion of a room that's already at the rear of the building will trigger this information sheet was mentioned.
- Planning Code and historical component to Planning were mentioned.

Public comments:

- No public comment.

6.0 Updates on agenda items or programs discussed or approved by Code Advisory Committee in 2020 & 2021.

Discussion:

- No discussion. Continued to next meeting.

7.0 Review of communication items. The Committee may discuss or acknowledge communication items received for discussion.

- No communication items.

8.0 Public Comments on items not on this agenda but within the jurisdiction of the Code Advisory Committee. Comment time is limited to 3 minutes or as determined by of the Chairperson.

- No public comment.

9.0 Committee comments on items not on this agenda.

- No committee comment.

10.0 Subcommittee Reports:

a. Housing Code Subcommittee:

Subcommittee Chair: Henry Karnilowicz
 Subcommittee Members: Ira Dorter
 Jim Reed

No meeting. No report.

b. Mechanical Electrical Plumbing & Fire Subcommittee:

Subcommittee Chair: Jim Reed
 Subcommittee Members: Robert Wong, M.E.
 Henry Karnilowicz
 Brian Salyers, F.P.E.

Mechanical Electrical Plumbing & Fire Subcommittee had a meeting on April 11, 2022 and had a discussion regarding revised Information Sheet EG-02.

c. Administrative & General Design and Disability Access Subcommittee:

Subcommittee Chair: Tony Sanchez-Corea
 Subcommittee Members: Arnie Lerner, FAIA, CASp
 Zachary Nathan, AIA, CASp
 Henry Karnilowicz
 Jonathan Rodriguez
 Nancy Goldenberg, AIA

Administrative & General Design and Disability Access Subcommittee had a meeting on April 13, 2022 and had a discussion regarding revised Information Sheet EG-02.

d. Structural Subcommittee:

Subcommittee Chair: Stephen Harris, S.E.
Subcommittee Members: Rene' Vignos, S.E., LEED A.P.
Marc Cunningham
Ned Fennie, AIA
Don Libbey, P.E.

No meeting. No report.

e. Green Building Subcommittee:

Subcommittee Chair: Zachary Nathan, AIA, CASp
Subcommittee Members: Ilene Dick
Gina Centoni
Henry Karnilowicz
Robert Wong, M.E.

No meeting. No report.

11.0 Committee Member's and Staff's identification agenda items for the next meeting, as well as current agenda items to be continued to another CAC regular meeting or special meeting, or a subcommittee meeting.

- Possible communications regarding the shared spaces program
- Item 6.0 will be included in the agenda for the next meeting.

12.0 Adjournment.

- The meeting was adjourned at 11:32 a.m.