



DRAFT MINUTES

Regular Meeting of the CODE ADVISORY COMMITTEE

DATE: August 10, 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
Ned Fennie, A.I.A, Vice-Chair
Zachary Nathan, AIA, CASp
Gina Centoni
Arnie Lerner, FAIA, CASp
Ira Dorter
Tony Sanchez Corea
Henry Karnilowicz
Rene' Vignos, S.E.
Brian Caruso
Jonathan Rodriguez

Excused

Brian Salyers
Marc Cunningham
Don Libbey, P.E.
Jim Reed

Absent

Others Present

Angie Sommer, BIC
Michelle Yu, DBI
Jim Lawrie, DBI
Mohsin Shaikh, DBI

Thomas Fessler, DBI
Matthew Armour, DBI
Call-in User: 415-285-****, Public
Call-in User: 650-503-****, Public

Neville Pereira, DBI
Ken Hu, DBI
James Zhan, DBI
Lawrence Smith, 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 July 13, 2022.

- Item 3.0, third bullet: “restrict” should be “restrictive”.
- Item 4.0, second bullet should be revised as follow:
“In the Structural Subcommittee Don Libbey suggested that it might be possible this entire section can be removed because there might be overlap between the code section’s requirements and the requirements of CAL/OSHA. Don will voluntarily do some research with his hygienist regarding the overlap.”
- There was a motion to approve the minutes as amended above.
- Seconded and approved.

3.0 Discussion and possible action regarding repealing 2019 San Francisco Housing Code and adoption of 2022 San Francisco Housing Code.

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

Discussion:

- DBI Technical Services Division Manager Michelle Yu gave a presentation regarding the 2022 San Francisco Housing Code changes.
- There was a discussion regarding drying platforms.
- There was a suggestion to revise the changes to Housing Code Sec. 805 to add “or constructed of other approved material” at the end of the second sentence.

Public Comment: No public comment.

Action: There was a motion to approved the changes as amended above. Seconded and approved.

4.0 Discussion and possible action regarding proposed 2022 San Francisco Mechanical Code (SFMC) Section 308.2 to address the location of the outdoor air conditioning unit.

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

Discussion:

- DBI Mechanical Engineer Mohsin Shaikh gave a presentation regarding adding new San Francisco Mechanical Code (SFMC) section 308.2.
- Proposed new section will require that outdoor air conditioning unit shall not be located less than 5 feet from the property line.
- There was a discussion regarding how 5 feet setback requirement will affect air conditioning unit installation in the side yard in San Francisco.
- There was a discussion regarding noise level and the enforcement.
- DBI Deputy Director Neville Pereira pointed out that the distance of five feet as being the minimum distance for a normal working AC unit condenser has been well established for many years in other jurisdictions.
- There was a suggestion and discussion about limiting the selection of equipment or what’s allowed as far as how loud the equipment can be.
- There was a comment that this will be very restrictive and alternatives should be provided.
- Some cases and situations were discussed.

Public Comment: Noe Valley resident Georgia Schuttish said she have seen a lot of these air conditioning units on the roof. She said a neighbor filed an appeal when someone put one on a roof several years ago and it went to the Board of Appeals. The board said no and it needs to be put in the yard. She asked if it is less likely to be noisy in the yard. She also had a question regarding Planning's roof deck 5 feet setback requirement and asked if there will be an issue if the ac unit will be put on the roof deck. She mentioned that it does seem to be warmer in San Francisco.

Action: No action. Gina Centoni volunteered to help out and the MEP & Fire Subcommittee will continue to weigh in.

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

- Don Libbey's letter regarding work practices for lead based paint was shared with DBI Technical Services.

6.0 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 comments.

7.0 Committee comments on items not on this agenda.

- Progress on replacing former member Robert Wong's position was mentioned.

8.0 Subcommittee Reports:

a. Housing Code Subcommittee:

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

Housing Code Subcommittee had a regular meeting on August 8 and approved the adoption of 2022 San Francisco Housing Code.

b. Mechanical Electrical Plumbing & Fire Subcommittee:

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

MEP & Fire Subcommittee had a regular meeting on August 8 and had a discussion regarding adding a new mechanical code section to require 5 feet setback from the property line to install outdoor air conditioning unit. The Subcommittee had a motion to make a recommendation to the CAC to approve the proposed SFMC Sec. 308.2.

c. Administrative & General Design and Disability Access Subcommittee:

Subcommittee Chair: Tony Sanchez-Corea
Subcommittee Members: Arnie Lerner, F.A.I.A., CASp
Zachary Nathan, A.I.A., CASp
Henry Karnilowicz
Jonathan Rodriguez

No meeting. No report.

d. Structural Subcommittee:

Subcommittee Chair: Stephen Harris, S.E.

Subcommittee Members: Rene' Vignos, S.E., LEED A.P.
Marc Cunningham
Ned Fennie, A.I.A.
Don Libbey, P.E.

No meeting. No report.

e. Green Building Subcommittee:

Subcommittee Chair: Zachary Nathan, AIA, CASp
Subcommittee Members: Gina Centoni
Henry Karnilowicz
Jonathan Rodriguez

No meeting. No report.

9.0 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.

- Continued discussion regarding proposed SFMC Sec. 308.2 regarding the location of the outdoor air conditioning unit.
- Discussion regarding SFEBEC Section 327 - Work Practices for Lead Based Paint on Pre 1979 Steel Structures.

10.0 Adjournment.

- The meeting was adjourned at 10:43 a.m.