



Board of Examiners (BOE) Meeting Minutes

Meeting Date: November 12, 2014

Location: 1660 Mission St., Room 6034

Item

1.0 **Call to order and Roll Call**

1.1 Meeting was called to order at 6:04pm.

1.2 BOE members present: Manuel Flores(MF), Chair; Dick Glumac(DG), Vice-Chair; Bradley Sugarman(BS); Patrick Buscovich(PB)-arrived 611pm; Armin Wolski(AW); Sam Alkhatib(SA); Robert Fuller(RF)-arrived 607pm; Jeremiah Schaub(JS); Jamison Curry(JC); Randy Collins(RC)-arrived 606pm

BOE members absent: none

DBI /BOE Secretary: Howard Zee(HZ)

SFFD Representative: none

City Attorney Representative: none

1.3 A sufficient number of members are present to constitute a quorum.

2.0 **Chair's Announcements**

MF welcomed members and attendees to meeting.

3.0 **Old Business**

3.1 No old business.

4.0 **New Business**

4.1 SFBC Chapter 34B; Administrative Bulletins AB-106, AB-107.

4.1.1 DBI staff Robert Chun, manager of soft-story program, presented an overview of the soft story program, explaining what constituted a soft story building, what is required of owners of soft story buildings, the timeline for implementation of the program, and describing possible types of soft story cases that might come before the BOE for review. The presentation is summarized by the six-page handout attached to these minutes. Approximately 6000 buildings were identified as potentially fitting the profile of target buildings and therefore potentially being subject to the soft story program. Notices were sent to owners of the approximately 6000 buildings and approximately 4000 buildings were determined to be subject to the soft story program. Owners of approximately 100 buildings failed to respond to the notices and are currently in violation of the soft story ordinance. Despite the very high volume of soft story retrofit building permit applications that will be coming into DBI over the next few years, none of those permit applications will come before the BOE unless there is a disagreement between the plan checker and the design professional and the applicant appeals to the BOE. There are currently no such cases pending before the BOE. After approximately 3 months of implementation, approximately 150 soft story retrofit permits have been processed and approved by DBI.

4.1.2 AB-107 contains engineering guidelines and criteria to be used in designing and plan checking soft story retrofits. It is intended to provide guidance to both the plan checker and the design professional. It is also intended to be a "living document" with periodic updates by the Code Advisory Committee as new issues and technical questions are identified. Members Pat Buscovich and Randy Collins have been working with the Code Advisory Committee in the ongoing development and updating of AB-107.

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4.1.3 Members PB RC offered additional historical perspective on the need and goals of the program based on their experiences. They also offered insights into engineering and practical challenges in designing effective soft story retrofits. It was noted that San Francisco is the first jurisdiction to adopt an ordinance and implement a mandatory soft story retrofit program. Los Angeles, for example, is still in the early stages of developing a similar program. Soft story retrofit work in a commercial space will trigger ADA/disabled access compliance. SFBC 105A1.4 added three "seismic improvement members" to serve when cases involving Chapter 34B are considered. It was noted that the seismic improvement members are in fact independent individuals who do not represent any persons or organizations other than themselves. After a long discussion, with questions asked and answered, the discussion was brought to a close. [Refer to tape recording for complete transcripts of detailed discussions and questions that transpired.]

5.0 **Public Comment**

5.1 No public comment

6.0 **Adjournment**

6.1 DG made motion to adjourn. Motion seconded and passed by unanimous vote.

6.2 Meeting adjourned at 7:20pm.

by: Howard Zee, Secretary, Board of Examiners
date prepared: November 19, 2014