



## **DRAFT MINUTES**

### **Regular Meeting of the CODE ADVISORY COMMITTEE**

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**DATE:** July 13, 2022  
**TIME:** 9:30 a.m. to 11:30 a.m.  
**LOCATION:** Remote Access

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#### **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](mailto: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  
Jim Reed  
Tony Sanchez Corea  
Henry Karnilowicz  
Rene' Vignos, S.E.

#### **Excused**

Brian Salyers  
Brian Caruso  
Jonathan Rodriguez  
Marc Cunningham  
Don Libbey, P.E.  
Ira Dorter

#### **Absent**

Angie Sommer, BIC  
Ken Hu, DBI  
Barry Hooper, ENV

#### **Others Present**

Thomas Fessler, DBI  
Matthew Armour, DBI  
William Rehiling, Public

Michelle Yu, DBI  
Willy Yao, DBI  
John Christian, 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 June 8, 2022.
  - There was a motion to approve the minutes as written.

- Seconded and approved.

3.0 Discussion and possible action regarding California code adoption cycle changes as it amends the 2022 San Francisco Green Building Code.

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

**Discussion:**

- San Francisco Department of the Environment Sr. Green Building Coordinator Barry Hooper made a presentation regarding major changes in California 2022 Codes and the proposed 2022 San Francisco Green Building Code amendments.
- Green Building Subcommittee approved the proposed changes in the Subcommittee meeting.
- There was a discussion regarding EV readiness requirements for non-residential buildings.
  - For new constructions the State has requirements for non-residential buildings since 2017.
  - San Francisco has more restrict requirements for both new constructions and major alteration for non-residential buildings.
  - State modified the requirements to also apply to the residential alteration.
- There was a discussion regarding definition of major alteration.
  - The term major alteration was locally adopted by San Francisco in 2008.
  - Major alteration triggers LEED and green point rating requirements.
  - The definition of major alteration is where project area is at least 25,000 square feet, and there is substantial mechanical, electrical or plumbing and there is structural modification.
  - The trigger for EV readiness for multi-family buildings alteration at State level was mentioned.

**Public Comment:** No public comment.

**Action:** There was a motion to approved the changes as written. Seconded and approved.

4.0 Discussion and possible action regarding San Francisco Existing Building Code (SFEBC) Section 327 – Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures.

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

**Discussion:**

- The Structural Subcommittee had a discussion and approved the updates to this Section as written.
- In the Structural Subcommittee Don Libbey suggested this entire section can be removed because it is covered by CAL/OSHA now.
- DBI's Technical Services will do some researches to find out if this entire section can be removed.
- DBI's Technical Services Division Manager Michelle Yu presented the changes and explained the reasons.

**Public Comment:** No public comment.

**Action:** There was a motion to approved the changes to this section as presented. Seconded and approved.

5.0 Discussion and possible action regarding San Francisco Building Code Section 106A.3.2 and 106A.4.13 amendments.

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

**Discussion:**

- AGD & DA Subcommittee had a meeting and discussion regarding the changes to these sections.
- Section 106A.3.2 regarding wet sign stamp requirements will be modified.
- Section 106A.4.13 regarding request for premium plan review will be modified to require approval by the Director or the Director's Designee.
- There was a discussion regarding how the new stamp requirements will affect the electronic plan review.

**Public Comment:** No public comment.

**Action:** There was motion to approved changes to these sections as what was approved by the AGD& DA Subcommittee. Seconded and approved.

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

- Committee members' terms ending on 7/17/2022.
- Building Inspection Commission Secretary Sonya Harris had reached out to the CAC members regarding the re-appointment.
- Nancy Goldenberg and Robert Wong did not seek to be re-appointed.
- CAC Secretary Thomas Fessler thanked Nancy Goldenberg and Robert Wong for their years' services to this Committee.
- Currently there were no candidates for both seats.

7.0 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.

8.0 Committee comments on items not on this agenda.

- No comments.

9.0 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: Henry Karnilowicz  
Brian Salyers, F.P.E.

No meeting. No report.

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

Administrative & General Design and Disability Access Subcommittee had a meeting on July 13, 2022. The Subcommittee approved changes to SFBC Section 106A.3.2 and Section 106A.4.13. The Subcommittee also had discussions regarding updates on the Accessible Business Entrance (ABE) program and the gender neutral restroom.

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.

Structural Subcommittee had a meeting on July 12, 2022. Proposed changes to San Francisco Existing Building Code Section 327 were discussed in the meeting and approved. There was a discussion and presentation regarding San Francisco Building Code amendments to incorporate flood proofing new construction within 100-year storm flood risk map in this Subcommittee meeting.

e. Green Building Subcommittee:

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

Green Building Subcommittee had a special meeting on July 12, 2022. Proposed changes to the 2022 San Francisco Green Building Code were discussed and approved.

10.0 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.

- Presentation regarding changes to DBI's permit process.
- Proposed 2022 San Francisco Housing Code.
- Changes regarding DBI's inspection process.

11.0 Adjournment.

- The meeting was adjourned at 10:37 a.m.