

State Historical Building Safety Board
Minutes of the meeting
June 16, 2005

Call to order Alan Dreyfuss 10:00 AM

Item 1 Roll Call of Members

Alan Dreyfuss, CPF
Dan Chudy, CalBO
Ron Bergeson, HCD
Gloria Scott, Caltrans
Ken Knott, OSHPD
Fred Turner, SSC
Joe Hall, AICP
Mike Paravagna, DOR
Roy Harthorn, California Contractors
Bob Mackensen, Association of Counties
Joe Garcia, SFM
Wayne Donaldson, DPR
Loring Wyllie, SEAOC
David Thorman, DSA
Richard Conrad
Thomas Winter, Executive Director

Item 2 Approval of minutes from the April 28, 2004 meeting
Moved Wayne Donaldson, 2nd Ken Knott
Approved

A file of the minutes of the April 28th in .PDF format
meeting can be viewed on the SHBSB website at this
URL below.

[http://www.documents.dgs.ca.gov/dsa/shbsb/042804_minut
s.pdf](http://www.documents.dgs.ca.gov/dsa/shbsb/042804_minutes.pdf)

Item 4 Summary of Discussion

Adoption of Scope for Amendments
to the
California Historical Building Code

Comments - Executive Director

- There may or may not be a next board meeting after the express terms and the public comment are done. Once the process is completed it will be very difficult to change language at that point. If the public comments are substantial, then it may be necessary to amend the express terms, go out for another 15 day comment period. Then the SHBSB would need to ratify the final language. That may take a second meeting. Since the board isn't funded, paying for a board meeting is problematic.
- Board and the executive director will work on language via e-mail, phone and mail.

CHAPTER 8-1 ADMINISTRATION

8-101.2

- Add to Purpose: to provide for access; to promote sustainability – where proposal called for provide for energy efficiency.
- Add a definition of Sustainability to Chapter 8-2
- Remove “Alternative” (this word is from the first version of code, when it was an advisory code. This is the code for historic buildings now. The purpose is to provide “Solutions” for qualified historical buildings or “Regulation”
- Look closely for the word “Alternative” all throughout the code, and remove it where appropriate.

8-102.1

- Better define what the relationship is of the state agency. Applies to who owns the property, and who is responsible for stated treatments.
- Local jurisdictions – Buildings they own – Request to look at the early rulemaking to see what the intent of making jurisdictions use the SHBC.
- Move 8-103.1 to this section as point (2)
- Correct missing strikeouts

8-102.1.4

- Add existing buildings section from previous UBC versions, “use can continue... as long as building is maintained”

8-102.1.5

- Add qualified historical building into last sentence
- Additional editorial work
- Strike the note. Structural survey addressed in 8-7

8-102.1.6

- Triggers – CHBC has never recognized triggers for upgrading because of changes in use or construction

- Needs to have language drafted
- Alan to work on language for triggers

8-104.2.1

- Limited to an agency that runs or controls the building or property exempt review agencies.

8-104.2.2

- Relates back to 5028
- Review language
- Very limited application
- SHBSB has only authority over state agencies

8-104.5

- Leave local agencies fees in code

8-106.1

- Precedence – “may” be used. Not shall be used.
- Leave wording per change

CHAPTER 8-2 Definitions

Questions

- Building Standard – CHBC needs a separate definition that matches our code which covers everything within our definition.
- Integrity – recommendation to add “period of significance” is not needed
- Life safety Hazard = refer to 8-205 distinct hazard

8-205

- Proposal to add “Property” to definitions
- Question re: Site
- Eliminate all other specifics building, object, structure, etc take them all out- and don’t add property
- Review Facility as it relates to chapter 8-6

8-221-T

- Trigger – Alan to draft per added section
- Treatment – as it is defined by NPS - Sec of Interior Standards.

CHAPTER 8-3 PURPOSE

8-302.2

- Omit strike “safety of occupants”
- Review strike of “fire fighting personnel” with SFM
- Review with SFM multiple sections that use fire sprinkling as an alternate

8-303.7

- Review “life safety hazard” as it relates to alteration and repair and the definition in 8-2. Review with Loring

CHAPTER 8-4 FIRE PROTECTION

No change to title. Omit strike and add

8-402.1

- “Approved fire sprinkler system” define/use CBC?
- Review sections with Joe Garcia SFM. As noted in scope document
- NFPA 13/13D/13R for residential and small applications
- Add language> per SFM standards
- The CHBC isn’t updated on a regular basis. Be aware of using referred codes that change.
- Do we need to put in CHBC that fire sprinkling doesn’t need to be applied to the entire buildings?

Lunch Break

Agenda Item 3 Election of Officers

Joe Hall.

Nominations Committee, for officers.

Recommendation is to retain the officers.

Joe explains that the board should consider nominating other members to be new officers

Vote: 3 officers are returned by unanimous vote.

Discussion regarding when the next election will be held. No schedule is cited, but to be done yearly. The last 4 years the election has been at a fall meeting for the next year.

Return Agenda to adoption of scope in Chapter 8-4

8-402.1

- Discussion of added language re: “deluge heads” – discussion of the application of fire sprinkling requirements – under what standard or code.
- domestic water supply – NFPA 13D
- CBC 904.1.2
- Standards exception 2
- Water supply- where does ave the valves located? Conflicts
- Note> this is directed towards exterior wall construction.

8-402.3

- Glazing in rated systems has typically been solved by adding fire sprinkling heads on both sides of glazing in corridors.
- Strike existing language “subject to the concurrence” and add “operable windows and doors” before smoke seals to language proposal.

8-403

- Add language “SFM approved flame retardant”
- Suggested language: Existing non-conforming materials used as (strike wall) interior finishes may remain when surfaced with an SFM approved flame retardant.
- Discussion of SFM flame spread ratings.
- Discussion of using intumescent paints for rating and rating protection of structural elements, and increasing hour ratings of corridors, etc. There has been uses to increase non rated corridors to 1 hour using intumeseent paint – comment re: Chapter 8 CBC and occupancy.

8-402.2

- Discussion re: add intumeseent paint into 402.2. Add to review work with SFM.

8-408

- work on Class B vs Class A assemblies
- look at SFM UWI regs. being written currently
- Discussion on “assembly vs covering” and the implications of SFM certifications.
- Discussion on fate of shingle roofs and siding in counties that ban wood materials outright. SHBSB needs to see what is presented to adopting jurisdiction to determine how SHBC is being amended. SHBC states “shall file with SHBSB” no jurisdiction has ever filed anything.
- Discussion of “ordinances” adopted by local jurisdiction and discussion on who needs to do what and sent what to BSC or SHBSB. Copy statute into code?
- Discussion on what constitutes a class A “assembly” how much of it includes “structure”.
- Review with SFM.

410.3

- Omit the strike out. Add “other technologies” to language

8-411

- add new section to address high rise buildings
- High rise buildings Review with SFM.
- CBC 403.11 and 403.25 high rise buildings
- 3416 appendix- appendix chapters aren’t necessarily adopted locally- Adopt into CHBC? Give building owners something to lean on when approaching H.R. building

- or use language similar to 3416

CHAPTER 8-5 MEANS of EGRESS

- Means of egress recognized: took all at the exemptions and made them statements 502.1-502.5.

8-502.1

- The point of the changes in 502.1 is to bring the exceptions out to be sections like the rest of the code. Because the exceptions are what are used the most, they should not be exceptions.
- One substantial change 502.3 continued use of existing handrails grip sizes.
- Question- but what if existing handrails aren't historic? > we never have questioned that, we don't differentiate existing vs. historic once a building qualifies, everything qualifies. Otherwise someone would need to do an HSR on every project, and someone would need to assess that report. Impractical.
- The new stairs section is not as good as the old in the proposed form. Conditions that are really not good, such as 12" rise 6" run stairs must be accepted by the jurisdiction? Alan / Dan and Fred H. to work on this language.

502.2 Fire escapes

- Fire Escapes- New fire escapes came out of appendix chapter 34 and they should stay in – omit strike out.
- There's a question of design need to add in drop ladder designs- Wayne to craft

503 Escape Window and Doors

- 29" wide openings are in the code because 30" doors are typical. 30" windows are also typical and need to be included. Discussion on who can really squeeze through these openings. Leave those opening sizes in the code

8-504.1 New Section on Railings

- Railings- 504.1 OK, other railings heights- guard railings
- spacing started in the 60's at 12", and has shrunk down over the last 40 years or so. We have always recognized historic railings and baluster spacings as a part of this code through precedent. This needs to be in the code.

8-504.2

- redundant- Omit

CHAPTER 8-6 ALTERNATE ACCESSIBILITY PROVISIONS

- Board questions the need for the formatting.
- Ex Director describes the need for the amendments. DOJ certification is to be accomplished. The certification is the driving force behind the amendment process. DOJ is working with SHBSB staff to make the substantive changes.
- The existing CHBC does not recognize the differences in scope of the different ADA titles – Title I – Title II – Title III. The certification applies only to Title III – nothing else. That means that the old CHBC sections can be applied to Title II - and to Barrier Removal projects.
- There is a suggestion that all of the CHBC sections apply to all of the scope Titles except in few cases. Change the format to text and write exceptions for those two or three.
- The alternate door widths and power assisted doors don't apply except for barrier removal.
- Equivalent facilitation applies except for Title III
- Minimums are the minimums for Title III projects. The use of exceptions can be added by a note on the waiver inserted into the body of the text.

CHAPTER 8-7 ALTERNATIVE STRUCTURAL REGULATIONS

- Omit the word “alternative” per earlier discussion

8.701.3.1 Reconstruction

- A whole building can't be reconstructed - whole complete new buildings- Board discussion and disagreement with that idea- generally
- Generally the board sees a need for building reconstruction
- “Related Reconstruction” the reconstruction thing has been expanded, and expanded.
- Loring> reconstruction vs new construction
- Total new constructed buildings / reconstruction must be code compliant.
- Seismic: minimum standards for historic construction so if a building collapses - reconstruction must be better than the existing. Why would reconstructions be exempt.
- Loring- review look at the need for 701.3.1

8-703 Structural Survey

- Old language implies that a survey was required everytime anytime- change to avoid confusion.
- New language says only survey when there is a direct need to be solved
- Shall document? Expense of documentation use signs of distress
- Loring to work on> Evaluate wording of the”Document” wording.
- Move section 8-706.5 to 8-703.1

8-706.1 Lateral Loads

- Paragraph needs to be broken up into separate sections.
- How does the new language work with today's practices? Loring: It brings the code references up to more modern codes.
- Is this code more conservative or less? Loring: about the same, wants people to think about "near fault zones" but not mandate its use for buildings with limited Ductility and how should the CHBC define "near fault zone"?
- Move near fault language into section 8-705 structural regulations

CHAPTER 8-8 ARCHAIC MATERIALS

- Tom to go back through notes to get Loring's changes that were missed.

8-806.3

- Concrete bond beams are not the latest technology, and this language is not a performance standard. Language does say "or equivalent design of other materials".
- Write on a performance language. Ask Mel.
- Earthened Structures.
- Add other earthen materials? sod, rammed earth

8-810 Hollow Clay Tile

- Changing the word "following" to "as a result of" an earthquake

Tables 8-A

- Stress values need to be changed to strength values.
- Fred will work on adopting tables from IEBC - Reference to 2003 IEBC table numbers.

CHAPTER 8-9 MECHANICAL, PLUMBING AND ELECTRICAL REQUIREMENTS

8-901.5 Change to three short sentences.

- Qualified Historical Bldgs are exempt from Title 24 Part 6
- When new appliances (ect) are installed they shall meet Title 24 Part 6.
- Where the history significance, or character defining features are threatened the Part 6 regs need not be met.

- Question? Are we triggering "calcs" for small buildings?

- Gary Flamm/California Energy Commission: New work needs to comply where possible. California energy systems will have to live with what is built now for the next 30 years. "New equipment shall comply with regular code where it doesn't threaten historic fabric". And "Where the walls are open and the building is being converted to heated / conditioned space,

- the space shall be insulated” are necessary parts of the need to conserve energy in California.
- We need to define “appliance”.
 - What do we do with insulation?
 - Make language that reflects “sustainable” where the non insulated portion of the building is open, or opened up for some other reason.
 - “shall be done where reasonably feasible”.
 - Wayne to draft this language with Tom. All measures that can be undertaken shall be undertaken.

8-902.6.2 Chimney’s

- Masonary: change to assume that a building department isn’t expected to inspect. Needs to be put on the owner with documentation provided to building departments.

8-903 Generally

- Find all of the phrases “health hazard, safety hazard, equivalent life safety, health hazard:” and consolidate to one term to fit all. Bob to find and send.

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8-903.2.7

- Define better historical plumbing fixture vs. new that matches the old the plumbing section. Alan to rewrite.
- The proposed language is right out of H&SC.

CHAPTER 8-10 HISTORIC DISTRICTS, SITES AND OPEN SPACES

- The problem with this section- it must be a “code” issue.
- This section relies on a CHBC definition of “building standard”.

Move to adopt the scope as discussed in the meeting

Move Wayne Donaldson

Second Ken Knott

Unanimous

Meeting is adjourned 4:30 PM