



DRAFT MINUTES
**Regular Meeting of the
CODE ADVISORY COMMITTEE**

DATE: November 8, 2023 (Wednesday)
TIME: 9:30 a.m. to 11:00 a.m.
LOCATION: 49 South Van Ness Ave, 5th Floor, Room 0511

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

Ned Fennie, A.I.A, Chair
Stephen Harris, S.E., Vice-Chair
Arnie Lerner, FAIA, CASp
Don Libbey, P.E.
Paul Staley
Jim Reed
Zachary Nathan, AIA, CASp
Henry Karnilowicz
John Tostanoski
Tony Sanchez-Corea
Marc Cunningham
Ira Dorter
Rene' Vignos, S.E.
Deepak Patankar, AIA, LEED AP
Gina Centoni
Brian Salyers

Excused

Jonathan Rodriguez

Absent

Others Present

Thomas Fessler, DBI
Barry Hooper, ENV
John Doherty, Public

Christine Gasparac, DBI
Carl Nicita, DBI
James Zhan, DBI

Angie Sommer, BIC
Ken Hu, DBI

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- 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 October 11, 2023.
 - A motion was made to approve the minutes as written.
 - Seconded and approved.
- 3.0 Discussion and possible action regarding proposed ordinance amending the Existing Building Code to require buildings with 15 or more stories to conduct and submit supplemental inspection reports. (File No. 231130)

Possible action would be to make a recommendation to the Building Inspection Commission for their further action

Discussion:

- Structural Subcommittee had reviewed the proposed ordinance, and the proposed changes recommended by DBI.
- The intent is to incorporate all changes into the ordinance before the vote by the Board of Supervisors.
- There was a discussion on ASTM E2270 standard.
- City has a database of buildings over 15 stories, may be available to the public.
- Possible follow-up in February or March next year to ensure discussed changes are implemented.

Public Comment: No public comment.

Action:

- A motion was made to approve the proposed ordinance and proposed changes, with a recommendation to the Building Inspection Commission.
- The motion was seconded and approved.

- 4.0 Discussion and possible action regarding changes to Administrative Bulletin 093 - Implementation of Green Building Regulations for using Form GS5 instead of Form GS2 for the new ADU units.

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

Discussion:

- Barry Hooper, Senior Green Built Environment Coordinator at the San Francisco Environment Department, delivered a presentation.
- Currently, free-standing ADUs face a higher standard compared to those within the building envelope.
- The proposed changes seek to treat all ADUs uniformly using the GS5 form.
- The city started allowing ADUs in 2014 to activate underutilized spaces.
- Free-standing ADUs are currently limited to small units, and the proposed changes aim to simplify the development process.
- Questions were raised about the number of free-standing ADUs built or under construction.
- There is a request for information regarding the majority of ADUs being within existing building envelopes.

Public Comment: No public comment.

Action:

- A motion was made to approve the proposed changes as written, with a recommendation to the Building Inspection Commission.
- The motion was seconded and approved.

5.0 Discussion and possible action regarding Information Sheet on “License Requirements for Electrical Permit Issuance and Installations.

Possible action would be to make a recommendation to the Department of Building Inspection for their further action.

Discussion:

- MEP & Fire Subcommittee discussed the Information Sheet and approved the proposed Information Sheet as written, with a recommendation to the CAC.
- Supervisor Connie Chan introduced legislation in July to codify the San Francisco electrical code regarding contractor license requirements for electrical installations.
- DBI found that the legislation, as written, wouldn't change procedures and might have preemption issues with the State.
- Collaborative effort with Supervisor Chan, DBI staff, City Attorney, and Chief Electrical Inspector Ken Burke to draft an information sheet.
- The Information Sheet clarifies permit issuance requirements under the San Francisco electrical code.
- Requirements include being a licensed contractor by the state and registered with DBI.
- The Information Sheet lists specialty contractor licenses (C10, C7, C46) required under the electrical code for safe installations and Includes an exception for general contractors performing unrelated trades.
- The homeowner exception and installation requirements have been addressed.
- The Information Sheet also aims to define roles and responsibilities in the growing low-voltage sector.
- Intended for dissemination among DBI staff, permit technicians, and field inspectors.
- There was a discussion regarding the complexity arising from new technologies, such as photon transmission for power.

Public Comment: No public comment.

Action:

- A motion was made to approve the proposed Information Sheet as written.
- The motion was seconded and approved.

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

- No communication items.

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.

- An update on Concrete Building Safety Program
- There might be a CAC special meeting on December 6, 2023.
- An update on the Site Permit Reform

9.0 Subcommittee Reports: (Discussion & possible action)

a. Housing Code Subcommittee:

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

- No meeting. No report.

b. Mechanical Electrical Plumbing & Fire Subcommittee:

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

- MEP & Fire Subcommittee had a meeting on 11/6/2023. The Subcommittee had a discussion regarding Information Sheet about “License Requirements for Electrical Permit Issuance and Installations” and made a motion to recommend CAC to approve the Information Sheet.

c. Administrative & General Design and Disability Access Subcommittee:

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

- 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.

- Structural Subcommittee had a meeting on 11/07/2023. There was discussions and motions regarding the proposed ordinance and recommended changes for improving the Façade Inspection Program. There was a discussion regarding definition of “Average Slope” as it pertains to the Slope and Seismic Hazard Zone Protection Act (SSPA) Ordinance.

e. Green Building Subcommittee:

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

- No meeting. No report.

- 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.
- No agenda items.
- 11.0 Adjournment.
- The meeting was adjourned at 10:25 a.m.

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