Draft MINUTES

Regular Meeting of the CODE ADVISORY COMMITTEE

DATE: **October 14, 2026 (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, Key Programs Counter. For information, please email ken.hu@sfgov.org.

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

Others Present

David Kane, DBI	Jimmy Cheung, DBI	Vivian Huang, DBI
Thomas Fessler, DBI	Tate Hanna, DBI	Ken Hu, DBI
Matthew Armour, DBI	Calvin Hom, DBI	Jason Woo, SFD
David Winslow, CPC	Scott-Revel, Public	Tyler Stonewell, AIASF
Witt Turner, AIASF	Annie, Public	JK, Public
Georgia Schuttish, Public	Michael Cresanti, AIASF	John, Public
Serina Calhoun, AIASF		

1.0 The meeting was called to order. Roll call found a quorum of committee members were present.

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2.0 Approval of the meeting minutes for the Code Advisory Committee regular meetings of July 8, 2026.

- A motion was made to approve the minutes as written.
- Seconded and approved.

3.0 Discussion and possible action regarding Information Sheet EG-06: Secondary Egress for 4 to 6 Story R-2 Occupancy.

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

Discussion:

- Staff presented draft Information Sheet EG-06, which clarifies acceptable forms of secondary means of egress for residential buildings up to six stories. The proposal is intended to improve code clarity, support housing development, and provide alternatives for buildings on typical narrow San Francisco lots.

  The presentation covered the following requirements:

  - Applicable to residential occupancies, excluding group housing and care facilities.
  - Applicable construction types and maximum floor area of 4,000 square feet or four dwelling units per story.
  - Requirements for emergency escape and rescue openings, fire alarms, smoke detection, and NFPA 13 automatic sprinkler systems.
  - Two-hour-rated exit passageways with minimum width and height requirements.
  - Noncombustible, two-hour-rated interior stairway enclosures.
  - Acceptable secondary egress options, including exterior exit stairways, rescue balconies, fire escapes, and occupant evacuation elevators.
  - Additional requirements for five- and six-story buildings, including exterior exit stairway provisions and potential fire department communication enhancement system.
- Staff clarified that the information sheet consolidates existing code provisions and does not propose changes to the building code.
- Committee members raised questions and concerns regarding the following:
  - Building Configuration and Floor Area: Members questioned the 4,000-square-foot limitation and its applicability to podium buildings, roof decks, and common circulation areas. Staff explained that the limitation was based on comparable requirements in other jurisdictions and the typical 25-foot-wide San Francisco lot configuration.
  - Secondary Means of Egress: Members requested conceptual layouts and diagrams illustrating how the proposed secondary egress options would work, particularly rescue balconies, alternating-tread stairs, and fire escapes for four-story buildings.
  - AB-019 Requirements: Members requested clarification regarding the relationship between AB-019 and the proposed provisions, particularly the limitations on fire escapes for buildings exceeding four stories.
    - Note: AB-019: Local Equivalency for Approval of Fire Escapes as a Required Means of Egress

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- Exterior Exit Stairways: Members discussed whether exterior stairs could project into required setbacks and whether the proposed provisions adequately clarify compliance with California Building Code Section 1027.
- Interior Stairway and Two-Hour-Rated Lobby: Concerns were raised regarding the allowance for an interior stairway to discharge through a two-hour-rated lobby. Members noted that a lobby may contain combustible materials and requested clarification regarding the intended configuration and associated life-safety protections.
- Life-Safety Equivalency: Members questioned whether the proposed alternatives provide safety equivalent to two independent means of egress, particularly for elderly occupants and individuals requiring assistance. Members requested additional information regarding fire department operations, evacuation procedures, and overall safety considerations.

- Captain Jason Woo from the San Francisco Fire Department explained that the proposal maintains the requirement for two means of egress while providing alternative configurations. He also acknowledged that the lobby provision may need further clarification and revision.

Public Comment:

Members of the public, including architects and representatives of the AIA Public Policy and Advocacy Committee, provided the following comments:

- The proposed information sheet does not constitute meaningful single-stair reform and may not adequately address San Francisco's housing needs.
- The 4,000-square-foot gross floor area limitation may be too restrictive and should be reviewed in relation to the upcoming International Building Code provisions.
- The proposed exterior stairway requirements and fire separation setbacks may limit feasibility on typical 25-foot-wide lots.
- Additional conceptual designs and real-world examples should be developed and reviewed with stakeholders.
- The City should provide greater transparency and public engagement in developing the proposed requirements.
- Consideration should be given to smaller, family-oriented housing designs that preserve existing housing and shared rear yards.

Action:

- A motion was made and seconded to refer Information Sheet EG-06 to a joint meeting of the MEP/Fire Life Safety Subcommittee and the General Design Subcommittee for further review.
- The committee also requested that staff provide additional diagrams and conceptual building layouts illustrating the proposed egress configurations and applicable building types.
- The motion passed unanimously, with no opposition.

4.0 Discussion regarding Occupant Load Factors for Office Use.

Discussion:

- Due to time constraints, the committee agreed to defer discussion of this item to a future meeting.

Public Comment:

- No public comment.

5.0 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 the Chairperson.

- A public speaker raised concerns regarding inconsistencies between ADU requirements and unit legalization requirements, particularly concerning sprinkler systems and life-safety provisions.

  The speaker recommended that the City consider establishing more consistent requirements for ADUs and legalized units in existing buildings. Concerns were also raised regarding the cost of installing NFPA 13 sprinkler systems in small residential units.

6.0 Committee comments on items not on this agenda.

- The committee discussed the distinction between information sheets and formal building code amendments. It was clarified that information sheets provide code interpretations or clarifications and do not amend existing building codes. Formal code changes must follow the applicable code amendment process.

7.0 Subcommittee Reports: (Discussion & possible action)

a. Housing Code Subcommittee:

Subcommittee Chair:	Henry Karnilowicz
Subcommittee Members:	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

- No meeting. No report.

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.

- No meeting. No Report.

e. Green Building Subcommittee:

Subcommittee Chair:	Zachary Nathan, AIA, CASp
Subcommittee Members:	Gina Centoni

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Henry Karnilowicz
Jonathan Rodriguez

- No meeting. No report.

8.0 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.

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9.0 Adjournment.

- The meeting was adjourned at 11:00 a.m.

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