



City of Santa Barbara

BUILDING AND FIRE CODE BOARD OF APPEALS MINUTES JULY 2, 2020

2:30 P.M.
GoToWebinar
[SantaBarbaraCA.gov](https://www.santabarbaraca.gov)

BOARD MEMBERS:

Paul Spieler, Chair
Jose Barajas
Jeff Hornbuckle
Nick Koonce
James Langhorne
John Maloney
James Marston

STAFF:

Andrew Stuffer, Chief Building Official
Joe Poire, Fire Prevention Division Chief
Maria F. Sanchez, Administrative Specialist
Greta Walters, Executive Assistant

Note: These minutes are a summary of the meeting; an audio recording of this meeting is available at <https://www.santabarbaraca.gov/gov/brdcomm/ac/bfcba/audio.asp>

CALL TO ORDER

The Full Board meeting was called to order at 2:35 p.m. by Chair Spieler.

ATTENDANCE

Members present: Barajas, Hornbuckle, Koonce, Langhorne, Marston, Maloney, and Spieler

Members absent: None

Staff present: Chief Building Official Andrew Stuffer
Administrative Specialist Maria F. Sanchez
Executive Assistant Greta Walters

GENERAL BUSINESS

A. Public Comment:

The meeting opened for public comment at 2:37 p.m.

Board Member Marston expressed concerns about accessibility at 11 Anacapa Street. Board Member Hornbuckle noted that the project was not yet completed. CBO Andrew Stuffer reminded the Board that the item was no longer on the Agenda and could not be discussed.

Public comment closed at 2:40 p.m.

B. Approval of Minutes:

NOTE: Agenda schedule is subject to change as cancellations occur.

- Motion: Approve the minutes of the Building and Fire Code Board of Appeals meeting of **May 7, 2020**, as submitted.
- Action: Maloney/ Koonce 7/0/0. Motion carried.

- C. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:
1. Chief Building Official Stuffer announced the following:
 - a. Before general public comment opened, CBO Stuffer announced that the appeal for 11 Anacapa, Agenda item 1, had been withdrawn by the appellant and would not be heard at this meeting.

1. 11 Anacapa- Appeal of Building Permit Issuance- Withdrawn

Description: Request to overturn decisions of:

- a. Approval of accessibility compliance of the Valet Parking Lot configuration.
- b. Approval of accessibility compliance of Path of Travel to 20 Helena.
- c. Approval of exterior exit doors on Helena Avenue that are not accessible.

-Appellant withdrew appeal.

2. Discussion and Direction – Provide endorsement and/or suggest changes to a Building & Safety policy

Description: Policy establishing a clear scope for structural plan reviews.

CBO Stuffer presented for the Board's consideration on ten recommendations made by the Business Advisory Task Force to streamline the City's plan review process, with fewer rounds of corrections and greater predictability.

Public comment opened at 2:48 p.m.

Board members discussed plan review issues such as safeguarding accessibility, ensuring plan review consistency and quality, and incorporating fire protection among the specifications.

Motion: Adopt the proposed Attachment 1 as a division policy and the four points of structural plan review with the addition of the following amendments recommended by the Board:

1. Item 1 "Hazardous Review & Design" by adding sub-item H called "fire protection system loads".
2. On Item 2-a, to include fire protection plan perusal when provided.
3. On Item 4-a include fire protection system in the list of specifications.

Findings:

The Board found that:

- The design professional and the community benefit from a City plan review of building structural systems during building permit plan review,
- The topics identified in the Staff Report were necessary to review during a structural plan review
- A collaborative spirit between the plan reviewer and the design engineer is essential in facilitating a structural plan review
- Fire protection systems apply structural loads to buildings and these loads must be included in the over-all structural plan review.

Action: Spieler/ Maloney 7/0/0. Motion carried.

Motion: Adjourn the meeting.

Action: Koonce/ Langhorne 7/0/0. Motion carried.

The meeting adjourned at 3:51 p.m.